LOT 74
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

GEORGEO MEGAN RENE
84121 SAINT PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0074-0000

BUILDING CHARACTERISTICS

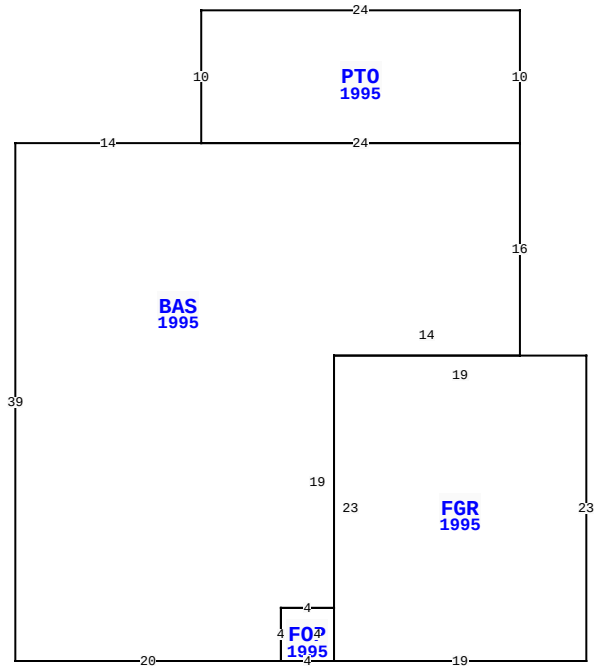
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1995	1,144	131,084
FGR	437	55	1995	240	27,500
FOP	16	30	1995	5	573
PTO	240	5	1995	12	1,375
TOTALS	1,837			1,401	160,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	129.8440	129.84	181,906	1995	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2025 Heated Area: 1144 HX Base Yr 2025



84121 ST PAUL BLVD, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,532
TOTAL MARKET OB/XF VALUE		5,089
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		220,621
SOH/AGL Deduction		0
ASSESSED VALUE		220,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,899
TOTAL JUST VALUE		220,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005330	ROOF	11,210	07/08/2020
95-01959	NEW CONSTR	58,416	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2394/1586	9/22/2020	WD	Q	I	01	196,000
GRANTOR: MORELLI SANDRA M						
GRANTEE: GEORGEO MEGAN RENE'						
1468/0772	12/28/2006	QC	Q	I	01	100
GRANTOR: CROTEAU BRUCE E & SAN						
GRANTEE: MORELLI SANDRA M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W24 S10 BAS=[YR=1995] W14 S39 E20 FOP=[YR=1995] E4 FGR=[YR=1995] E19 N23 W19 S23$ N4 W4 S4$ N4 E4 N19 E14 N16 W24$ E24 N10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	687.00	SF	5.20	5.20	100	1995	1995	3	68	2,429	

LAND DESCRIPTION

TOTAL OB/XF 5,089

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/04/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS