LOT 75
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

VRANCIC AARON GENE
84135 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0075-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

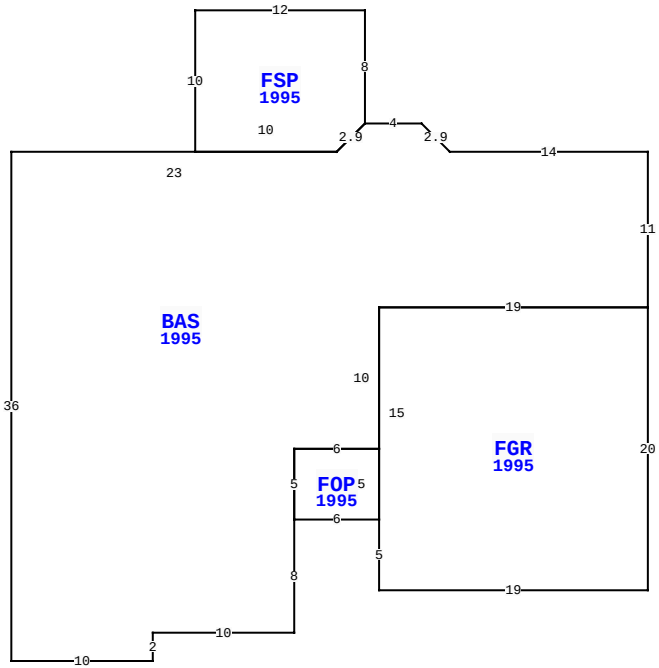
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1995	1,047	124,201
FGR	380	55	1995	209	24,793
FOP	30	30	1995	9	1,068
FSP	118	40	1995	47	5,576
TOTALS	1,575			1,312	155,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	134.4200	134.42	176,359	1995	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1047 HX Base Yr 2022



84135 ST PAUL BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		155,637
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		213,712
SOH/AGL Deduction		27,818
ASSESSED VALUE		185,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,172
TOTAL JUST VALUE		213,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002728	REPAIR/RRF	9,955	04/14/2020
963215	ADDITION	1,020	08/01/1996
95-01927	NEW CONSTR	48,525	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0907	12/22/2021	WD	Q	I	02	238,000
GRANTOR: RENZELMAN ROBERT A &						
GRANTEE: VRANCIC AARON GENE						
2103/0312	2/17/2017	QC	U	I	11	42,700
GRANTOR: RENZELMAN ROBYN & ROB						
GRANTEE: RENZELMAN ROBERT A						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	1995	1995	3	68	2,836	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	1995	1995	3	68	106	
3	0810	CONCRETE A	0	100	6	5	30.00	SF	6.50	6.50	100	1995	1995	3	68	133	

BUILDING DIMENSIONS

BAS=[YR=1995] W14 L2 U2 W4 FSP=[YR=1995] N8 W12 S10 E10 U2 R2 $ L2 D2 W23 S36 E10 N2 E10 N8 FOP=[YR=1995] E6 FGR=[YR=1995] S5 E19 N20 W19 S15$ N5 W6 S5$ N5 E6 N10 E19 N11$.

LAND DESCRIPTION

TOTAL OB/XF 3,075

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 05/27/2020 BY NWX Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS