LOT 76
IN OR 1863/1805
LOFTON OAKS @ YULEE HOME

MCCLELLAN PAMELA L
84151 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

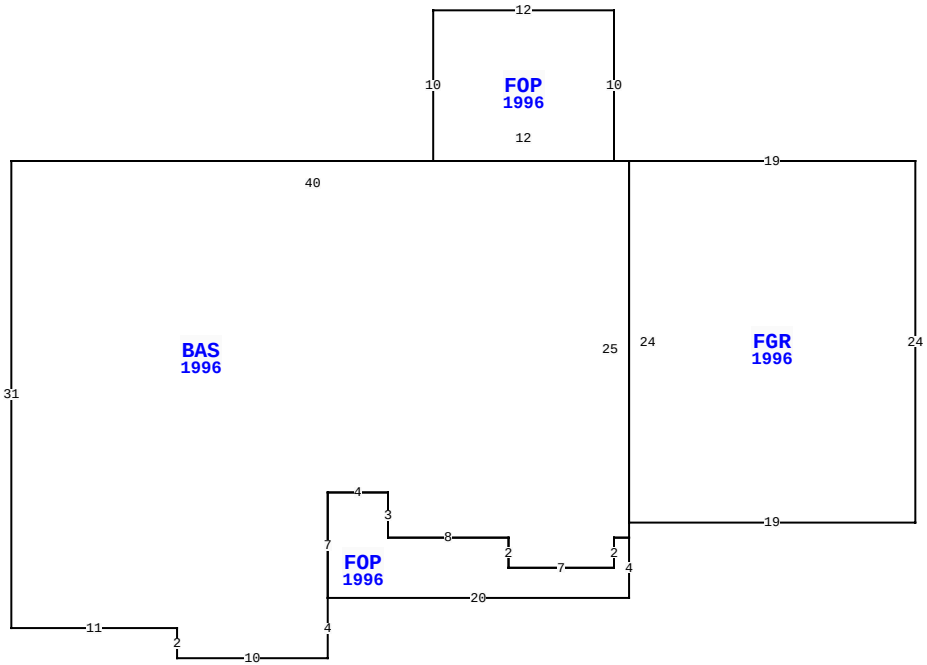
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,173	100	1996	1,173	125,998
FGR	456	55	1996	251	26,962
FOP	78	30	1996	23	2,470
FOP	120	30	1996	36	3,867
TOTALS	1,827			1,483	159,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	124.5420	124.54	184,693	1996	1996	0	0	0	13.75	86.25

1 SINGLE FAM – 100% - 2014 Heated Area: 1173 HX Base Yr 2014



84151 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		159,298
TOTAL MARKET OB/XF VALUE		6,080
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		220,378
SOH/AGL Deduction		97,541
ASSESSED VALUE		122,837
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,115
TOTAL JUST VALUE		220,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984896	ADDITION	2,090	05/01/1998
B9502302	NEW CONSTR	54,000	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1863/1805	3/08/2013	QC	U	I	11	29,700
GRANTOR: MCCLELLAN PAMELA L &						
GRANTEE: MCCLELLAN PAMELA L						
1850/0251	3/08/2013	QC	U	I	11	100
GRANTOR: MCCLELLAN PAMELA L &						
GRANTEE: MCCLELLAN PAMELA L						

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0811	CONCRETE B	0	100	0	0	930.00	SF	5.20	5.20	100	1996	1996	3	70	3,385	

BUILDING DIMENSIONS

FGR=[YR=1996] W19 BAS=[YR=1996] W1 FOP=[YR=1996] N10 W12 S10 E12 $ W40 S31 E11 S2 E10 N4 FOP=[YR=1996] E20 N4 W1 S2 W7 N2 W8 N3 W4 S7 $ N7 E4 S3 E8 S2 E7 N2 E1 N25 $ S24 E19 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 6,080

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS