LOT 78
IN OR 1879/625
LOFTON OAKS @ YULEE HOME

CISNEROS GUADALUPE
84181 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0078-0000

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	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

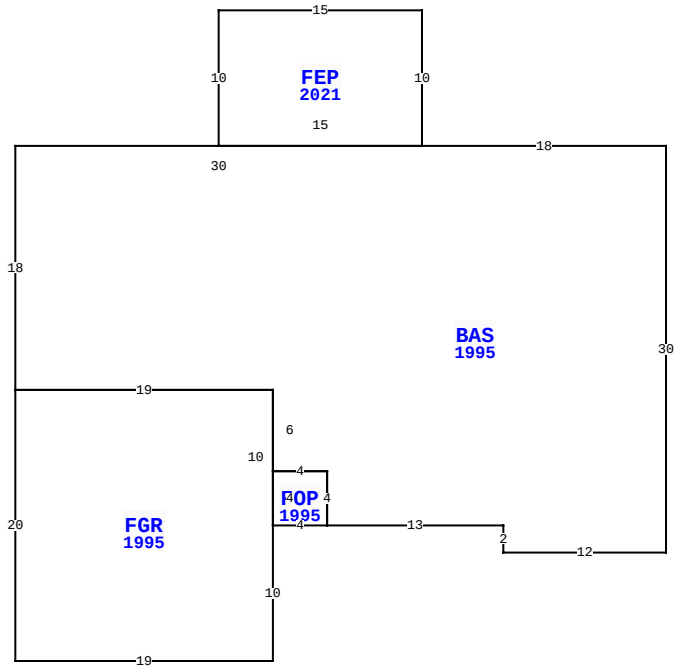
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100	1995	1,162	124,093
FEP	150	80	2021	120	12,815
FGR	380	55	1995	209	22,320
FOP	16	30	1995	5	534
TOTALS	1,708			1,496	159,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	124.5420	124.54	186,312	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1162 HX Base Yr 2006



84181 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,763
TOTAL MARKET OB/XF VALUE		2,871
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		217,634
SOH/AGL Deduction		96,772
ASSESSED VALUE		120,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,140
TOTAL JUST VALUE		217,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008129	ADDITION	3,846	09/24/2021
R13084	RE-ROOF	7,024	08/01/2012
B02088	NEW CONSTR	70,400	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1879/0625	8/20/2013	QC	U	I	11	100
GRANTOR: CISNEROS GUADALUPE &						
GRANTEE: CISNEROS GUADALUPE						
1357/0893	10/10/2005	WD	Q	I		154,000
GRANTOR: SMITH ROBERT E & ROBY						
GRANTEE: CISNEROS GUADALUPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 FEP=[YR=2021] N10 W15 S10 E15$ W30 S18
FGR=[YR=1995] S20 E19 N10 FOP=[YR=1995] E4 N4 W4 S4$ N10 W19$
E19 S6 E4 S4 E13 S2 E12 N30$.

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	812.00	SF	5.20	5.20	100	1995	1995	3	68	2,871	

LAND DESCRIPTION

TOTAL OB/XF 2,871

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