LOT 80
IN OR 2044/1959
LOFTON OAKS @ YULEE HOME

BASS CANDACE A
84213 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0080-0000

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 90
Interior Floo	08	SHT VINYL 10
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

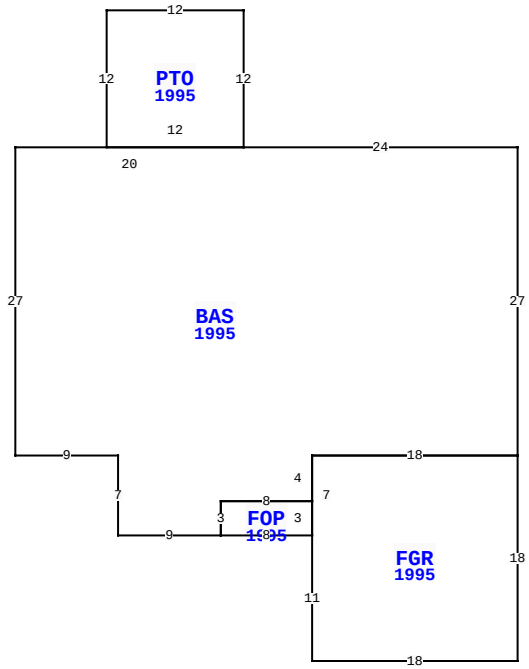
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,283	100	1995	1,283	134,551
FGR	324	55	1995	178	18,667
FOP	24	30	1995	7	734
PTO	144	5	1995	7	734
TOTALS	1,775			1,475	154,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,475	122.2980	122.30	180,392	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 0% - 0 Heated Area: 1283 HX Base Yr



84213 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	154,686
TOTAL MARKET OB/XF VALUE	2,758
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	212,444
SOH/AGL Deduction	6,938
ASSESSED VALUE	205,506
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,506
TOTAL JUST VALUE	212,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-01893	NEW CONSTR	74,700	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2044/1959	5/09/2016	WD	Q	I	01	145,000
GRANTOR: DARBY MICHAEL & JACKI						
GRANTEE: BASS CANDACE A						
0911/0939	12/15/1999	WD	Q	I	05	85,300
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: DARBY MICHAEL & JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W24 PTO=[YR=1995] N12 W12 S12 E12$ W20 S27 E9 S7 E9 FOP=[YR=1995] E8 FGR=[YR=1995] S11 E18 N18 W18 S7$ N3 W8 S3$ N3 E8 N4 E18 N27$.

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	0	0	0	780.00	SF	5.20	5.20	100	1995	1995	3	68	2,758	

LAND DESCRIPTION

TOTAL OB/XF 2,758

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	0		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