LOT 81
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

RONCA TODD
84251 ST PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0081-0000

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 70
Interior Floo	15	HARDTILE 30
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

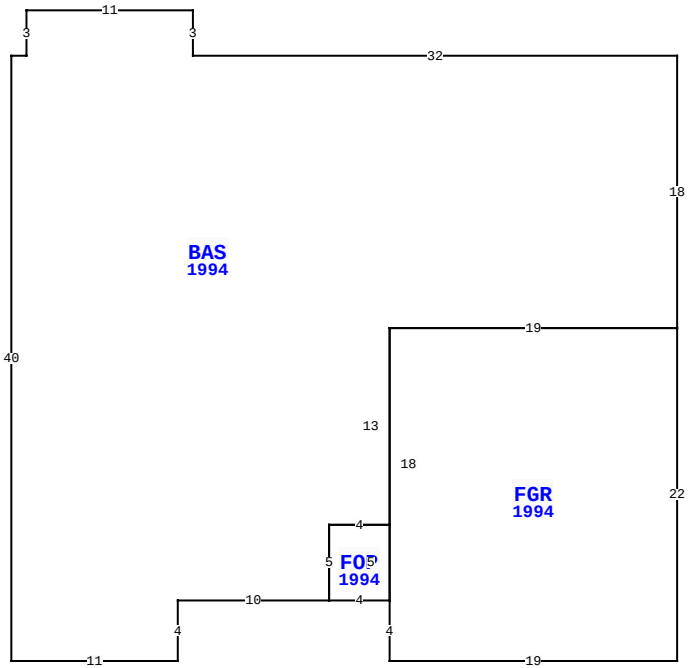
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,299	100	1994	1,299	140,274
FGR	418	55	1994	230	24,837
FOP	20	30	1994	6	648
TOTALS	1,737			1,535	165,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	126.6738	126.67	194,438	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1299 HX Base Yr 2021



84251 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		165,758
TOTAL MARKET OB/XF VALUE		2,842
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		223,600
SOH/AGL Deduction		57,345
ASSESSED VALUE		166,255
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,533
TOTAL JUST VALUE		223,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01092	NEW CONSTR	69,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0026	10/01/2020	WD	Q	I	01	208,000
GRANTOR: GIRCYS KESTUTIS & KAR						
GRANTEE: RONCA TODD						
2055/0158	6/24/2016	WD	Q	I	02	135,000
GRANTOR: STAPLES DAVID ALEXAND						
GRANTEE: GIRCYS KESTUTIS & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W32 N3 W11 S3 W1 S40 E11 N4 E10 FOP=[YR=1994] E4 FGR=[YR=1994] S4 E19 N22 W19 S18$ N5 W4 S5$ N5 E4 N13 E19 N18$.

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	828.00	SF	5.20	5.20	100	1994	1994	3	66	2,842	

LAND DESCRIPTION

TOTAL OB/XF 2,842

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