LOT 82
IN OR 2031/966
LOFTON OAKS @ YULEE HOME

HELM JULIE ANNE
84277 SAINT PAUL BLVD
YULEE, FL 32097

2025

38-2N-27-1270-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

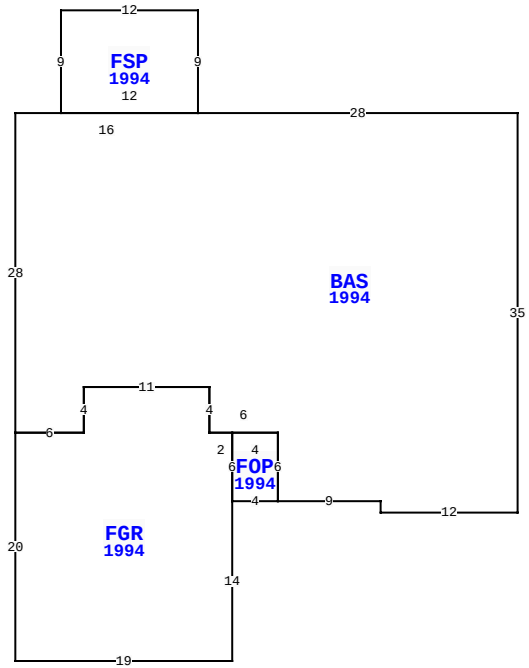
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,326	100	1994	1,326	138,250
FGR	424	55	1994	233	24,293
FOP	24	30	1994	7	730
FSP	108	40	1994	43	4,483
TOTALS	1,882			1,609	167,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,609	122.2980	122.30	196,781	1994	1994	0	0	0	14.75	85.25

1 SINGLE FAM – 0% - 0 Heated Area: 1326 HX Base Yr



84277 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	167,756
TOTAL MARKET OB/XF VALUE	5,614
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	228,370
SOH/AGL Deduction	9,191
ASSESSED VALUE	219,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,179
TOTAL JUST VALUE	228,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94 1222	NEW CONSTR	1,000	09/01/1994
94-01223	NEW CONSTR	73,800	08/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/0966	2/26/2016	SW	U	I	12	119,300
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HELM JULIE ANNE						
1980/0083	5/15/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W28 FSP=[YR=1994] N9 W12 S9 E12 $ W16 S28
FGR=[YR=1994] S20 E19 N14 FOP=[YR=1994] E4 N6 W4 S6 $ N6 W2
N4 W11 S4 W6 $ E6 N4 E11 S4 E6 S6 E9 S1 E12 N35 $.

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	881.00	SF	5.20	5.20	100	1994	1994	3	66	3,024	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 5,614

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