TRACT A
IN OR 759 PG 918
LOFTON OAKS @ YULEE HOME

MASSEY MARILYN E
84030 ST PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-000A-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	04	Quality Level 04

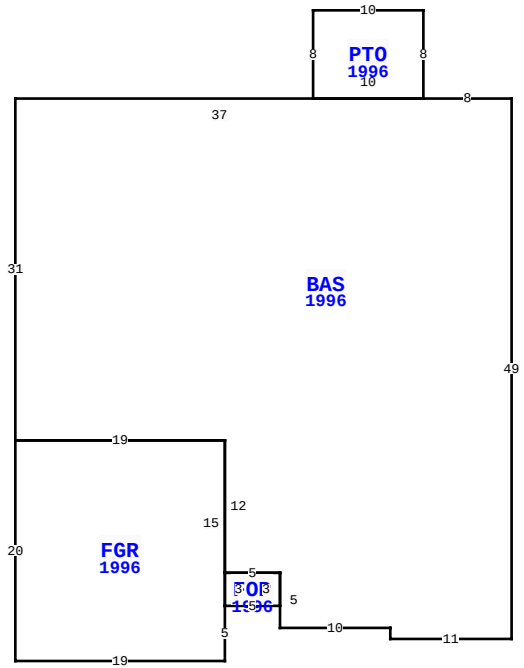
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	1996	1,823	177,347
FGR	380	55	1996	209	20,332
FOP	15	30	1996	4	389
PTO	80	5	1996	4	389
TOTALS	2,298			2,040	198,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	108.0450	113.45	231,438	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 1997 Heated Area: 1823 HX Base Yr 1997



84030 ST PAUL BLVD, YULEE

BLD DATE	05/10/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,458
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		261,118
SOH/AGL Deduction		127,224
ASSESSED VALUE		133,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,483
TOTAL JUST VALUE		261,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805163	ADDITION	3,610	08/04/1998
9602606	NEW CONSTR	73,000	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0759/0918	5/10/1996	WD	Q	I		83,500

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: MASSEY MARILYN E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W8 PTO=[YR=1996] N8 W10 S8 E10$ W37 S31
FGR=[YR=1996] S20 E19 N5 FOP=[YR=1996] E5 N3 W5 S3$ N15
W19$ E19 S12 E5 S5 E10 S1 E11 N49$.

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	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS