LOT 12
IN OR 721 PG 85
LOFTON OAKS @ YULEE HOME

NEWSOME CARMEN G
84212 ST PAUL BLVD
YULEE, FL 32097

**2026**

**38-2N-27-1270-0012-0000**

## 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 | 04 | Quality Level 04 |

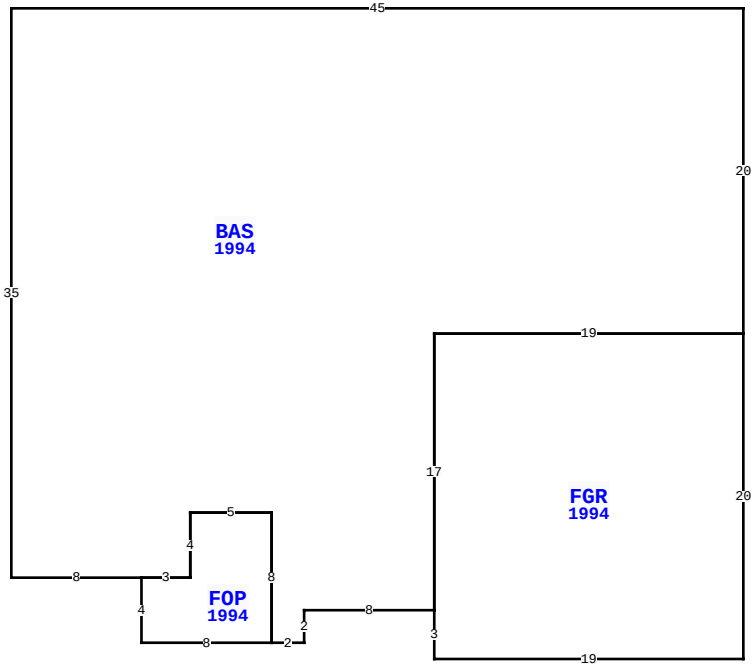
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,294 | 100 | 1994 | 1,294 | 134,826 |
| FGR | 380 | 55 | 1994 | 209 | 21,776 |
| FOP | 52 | 30 | 1994 | 16 | 1,667 |
| TOTALS | 1,726 | | | 1,519 | 158,269 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,519 | 116.7390 | 122.58 | 186,199 | 1994 | 1994 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 100% - 2009 Heated Area: 1294 HX Base Yr 2009




84212 ST PAUL BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 158,269 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 218,269 |
| SOH/AGL Deduction | | 98,119 |
| ASSESSED VALUE | | 120,150 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 68,739 |
| TOTAL JUST VALUE | | 218,269 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 216,598 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94 01382 | NEW CONSTR | 50,495 | 10/01/1994 |
| 94-01381 | NEW CONSTR | 50,495 | 10/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0721/0085 | 12/30/1994 | WD | Q | I | | 66,100 |

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: NEWSOME CARMEN G

| | | | | | | |
|---|---|---|---|---|---|---|
| 0694/1102 | 12/17/1993 | CT | U | V | 14 | 650,000 |

GRANTOR: CLERK OF COURT
GRANTEE: SUN BANK-NORTH FLA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1994] W45 S35 E8 FOP=[YR=1994] S4 E8 N8 W5 S4 W3$ E3 N4 E5 S8 E2 N2 E8 FGR=[YR=1994] S3 E19 N20 W19 S17$ N17 E19 N20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 04/10/2024 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS