LOT 15
IN OR 810 PG 70
LOFTON OAKS @ YULEE HOME

SCIPIO GARY L
84240 ST PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-0015-0000

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

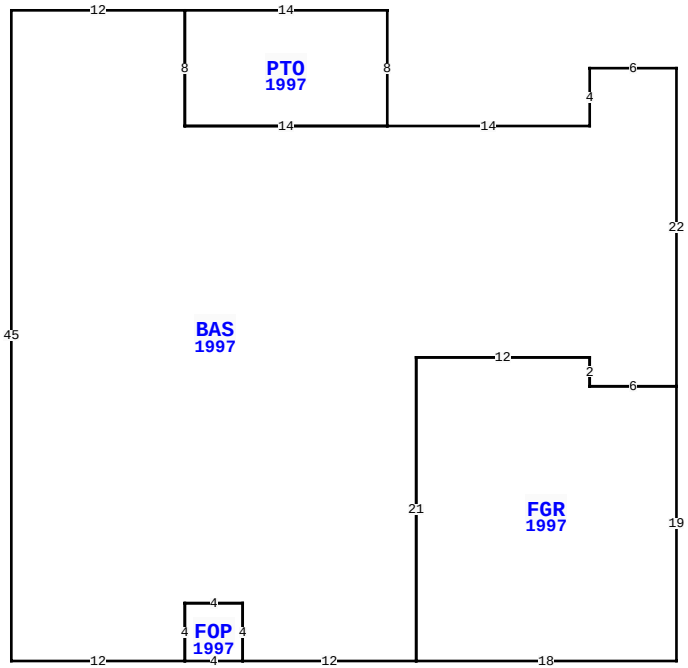
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1997	1,440	147,885
FGR	366	55	1997	201	20,642
FOP	16	30	1997	5	513
PTO	112	5	1997	6	616
TOTALS	1,934			1,652	169,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,652	113.4000	119.07	196,704	1997	1997	0	0	0	13.75	86.25

1 SINGLE FAM 100% - 1998 Heated Area: 1440 HX Base Yr 1998



84240 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		169,657
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		232,352
SOH/AGL Deduction		105,112
ASSESSED VALUE		127,240
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,829
TOTAL JUST VALUE		232,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973904	NEW CONSTR	55,193	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/0070	10/17/1997	WD	Q	I		84,400
GRANTOR: HALLMARK HOMES INC						
GRANTEE: SCIPIO GARY & CYNTH						
0795/1485	6/05/1997	WD	U	V	19	13,600
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: HALLMARK HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W6 S4 W14 PTO=[YR=1997] N8 W14 S8 E14 $ W14 N8 W12 S45 E12 FOP=[YR=1997] E4 N4 W4 S4 $ N4 E4 S4 E12 FGR=[YR=1997] E18 N19 W6 N2 W12 S21 $ N21 E12 S2 E6 N22 $.

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	1997	1997	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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