LOT 70
IN OR 772 PG 1412
LOFTON OAKS @ YULEE HOME

GARCIA JUAN A & MARIA A
84059 ST PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-0070-0000

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

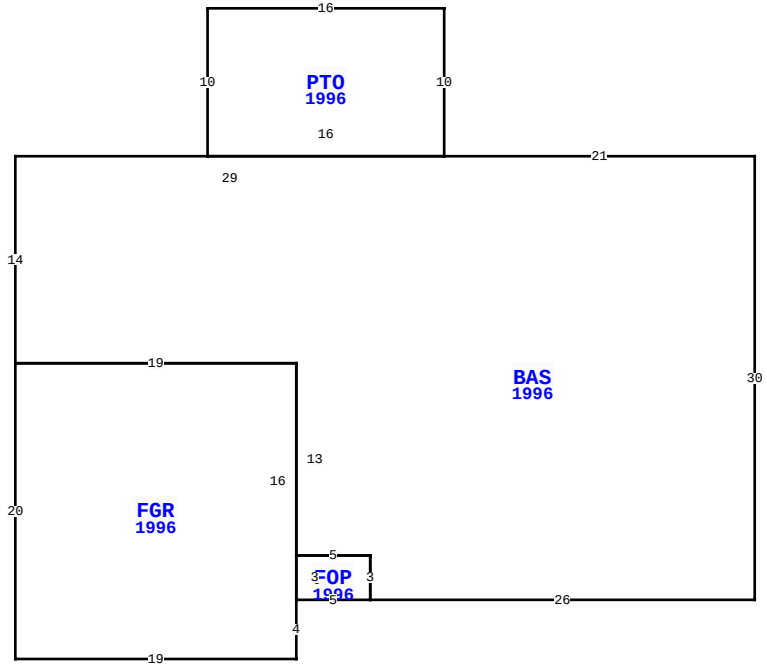
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,181	100	1996	1,181	128,887
FGR	380	55	1996	209	22,809
FOP	15	30	1996	4	436
PTO	160	5	1996	8	873
TOTALS	1,736			1,402	153,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	121.2120	127.27	178,433	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 1997 Heated Area: 1181 HX Base Yr 1997



84059 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		153,006
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		213,006
SOH/AGL Deduction		82,219
ASSESSED VALUE		130,787
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,376
TOTAL JUST VALUE		213,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250008302	NEW FDG (12X25)	19,860	07/28/2025
9603001	NEW CONSTR	64,090	07/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0772/1412	10/02/1996	WD	Q	I		75,200

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: GARCIA JUAN & MARIA

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=1996] W21 PTO=[YR=1996] N10 W16 S10 E16 $ W29 S14
FGR=[YR=1996] S20 E19 N4 FOP=[YR=1996] E5 N3 W5 S3 $ N16 W19$
E19 S13 E5 S3 E26 N30 $.

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 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