LOT 74
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

GEORGEO MEGAN RENE
84121 SAINT PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-0074-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

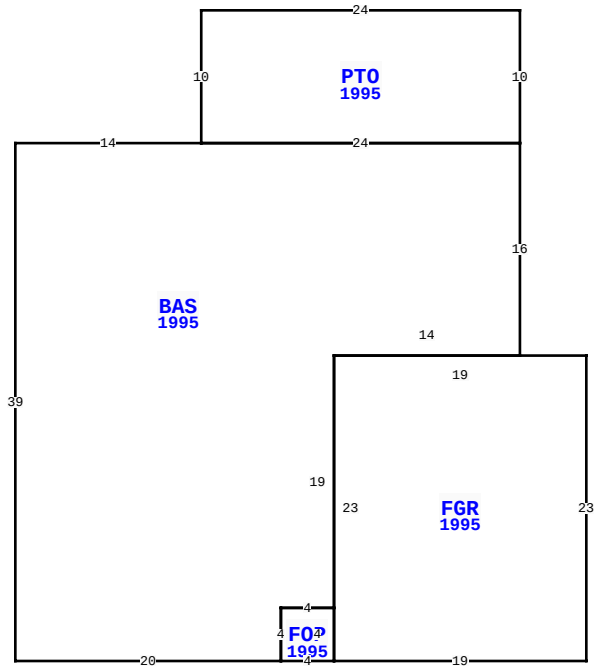
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100	1995	1,144	130,276
FGR	437	55	1995	240	27,330
FOP	16	30	1995	5	569
PTO	240	5	1995	12	1,367
TOTALS	1,837			1,401	159,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	127.2180	133.58	187,146	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2025 Heated Area: 1144 HX Base Yr 2025



84121 ST PAUL BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		159,542
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		222,132
SOH/AGL Deduction		0
ASSESSED VALUE		222,132
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,721
TOTAL JUST VALUE		222,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005330	ROOF	11,210	07/08/2020
95-01959	NEW CONSTR	58,416	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2394/1586	9/22/2020	WD	Q	I	01	196,000
GRANTOR: MORELLI SANDRA M						
GRANTEE: GEORGEO MEGAN RENE'						
1468/0772	12/28/2006	QC	Q	I	01	100
GRANTOR: CROTEAU BRUCE E & SAN						
GRANTEE: MORELLI SANDRA M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1995] W24 S10 BAS=[YR=1995] W14 S39 E20 FOP=[YR=1995] E4 FGR=[YR=1995] E19 N23 W19 S23$ N4 W4 S4$ N4 E4 N19 E14 N16 W24$ E24 N10$.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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