LOT 75
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

VRANCIC AARON GENE
84135 ST PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-0075-0000

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	11	CLAY TILE 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

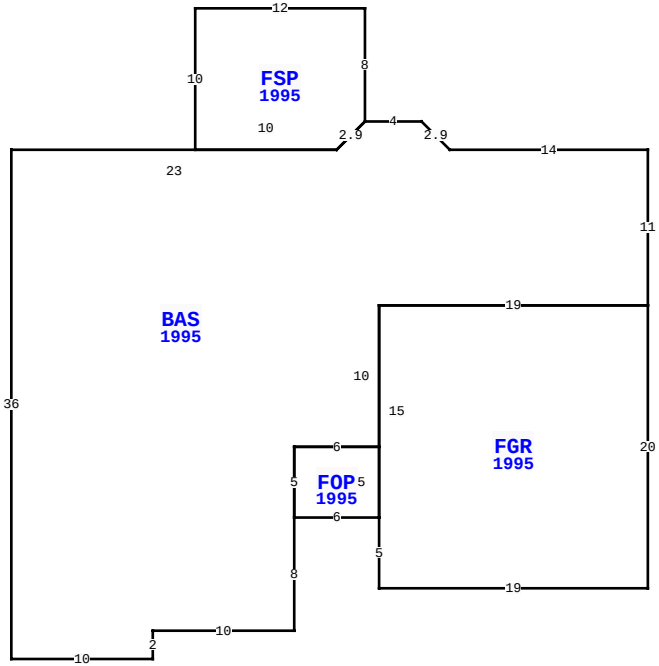
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,047	100	1995	1,047	123,326
FGR	380	55	1995	209	24,618
FOP	30	30	1995	9	1,061
FSP	118	40	1995	47	5,536
TOTALS	1,575			1,312	154,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	131.5860	138.17	181,279	1995	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2022 Heated Area: 1047 HX Base Yr 2022



84135 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		154,540
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		214,540
SOH/AGL Deduction		23,627
ASSESSED VALUE		190,913
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,502
TOTAL JUST VALUE		214,540
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002728	REPAIR/RRF	9,955	04/14/2020
963215	ADDITION	1,020	08/01/1996
95-01927	NEW CONSTR	48,525	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/0907	12/22/2021	WD	Q	I	02	238,000
GRANTOR: RENZELMAN ROBERT A &						
GRANTEE: VRANCIC AARON GENE						
2103/0312	2/17/2017	QC	U	I	11	42,700
GRANTOR: RENZELMAN ROBYN & ROB						
GRANTEE: RENZELMAN ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 L2 U2 W4 FSP=[YR=1995] N8 W12 S10 E10 U2 R2 $ L2 D2 W23 S36 E10 N2 E10 N8 FOP=[YR=1995] E6 FGR=[YR=1995] S5 E19 N20 W19 S15$ N5 W6 S5$ N5 E6 N10 E19 N11$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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