LOT 77
IN OR 2105/1751
LOFTON OAKS @ YULEE HOME

SCANLON THERESA C & MARTIN
84165 ST PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

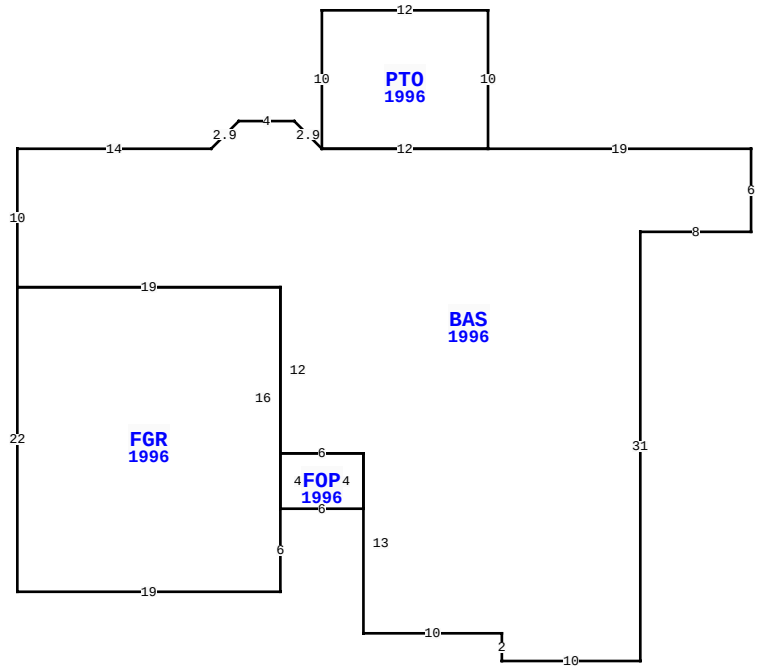
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,102	100	1996	1,102	107,263
FGR	418	55	1996	230	22,387
FOP	24	30	1996	7	682
PTO	120	5	1996	6	584
TOTALS	1,664			1,345	130,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	108.1080	113.51	152,671	1996	1996	0	0	0	14.25	85.75

1 SINGLE FAM 100% - 2021 Heated Area: 1102 HX Base Yr 2021



84165 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		130,915
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		190,915
SOH/AGL Deduction		46,677
ASSESSED VALUE		144,238
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,827
TOTAL JUST VALUE		190,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26091	REMODEL	9,500	06/01/2012
9502346	NEW CONSTR	54,000	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/1751	3/08/2017	WD	Q	I	02	145,000
GRANTOR: HELLER RUSS						
GRANTEE: SCANLON THERESA C &						
1860/1925	5/16/2013	WD	Q	I	02	127,000
GRANTOR: SHAW JACK L JR & TIFF						
GRANTEE: HELLER RUSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W19 PTO=[YR=1996] N10 W12 S10 E12 $ W12 U2 L2 W4 D2 L2 W14 S10 FGR=[YR=1996] S22 E19 N6 FOP=[YR=1996] E6 N4 W6 S4$ N16 W19$ E19 S12 E6 S13 E10 S2 E10 N31 E8 N6$.

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