LOT 81
LOFTON OAKS @ YULEE HOME
PARKS #1 PB 5/323-325

RONCA TODD
84251 ST PAUL BLVD
YULEE, FL 32097

2026

38-2N-27-1270-0081-0000

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 70
Interior Floo	15	HARDTILE 30
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

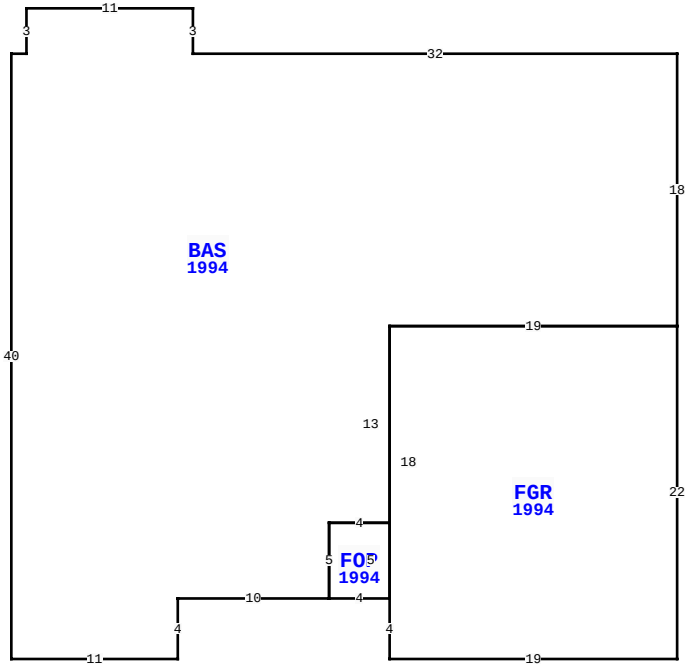
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4046.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,299	100	1994	1,299	140,183
FGR	418	55	1994	230	24,821
FOP	20	30	1994	6	648
TOTALS	1,737			1,535	165,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,535	120.9159	126.96	194,884	1994	1994	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2021 Heated Area: 1299 HX Base Yr 2021



84251 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		165,651
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		225,651
SOH/AGL Deduction		54,907
ASSESSED VALUE		170,744
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,333
TOTAL JUST VALUE		225,651
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01092	NEW CONSTR	69,000	07/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/0026	10/01/2020	WD	Q	I	01	208,000
GRANTOR: GIRCYS KESTUTIS & KAR						
GRANTEE: RONCA TODD						
2055/0158	6/24/2016	WD	Q	I	02	135,000
GRANTOR: STAPLES DAVID ALEXAND						
GRANTEE: GIRCYS KESTUTIS & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W32 N3 W11 S3 W1 S40 E11 N4 E10 FOP=[YR=1994] E4 FGR=[YR=1994] S4 E19 N22 W19 S18$ N5 W4 S5$ N5 E4 N13 E19 N18$.

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