LOT 1
PT OR 1877/783
BELLSOUTH ESMT OR 1519/1924

FRASIER STEVEN K & SYDNEY M
77100 LUMBER CREEK DR
YULEE, FL 32097

2023

09-2N-27-1290-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

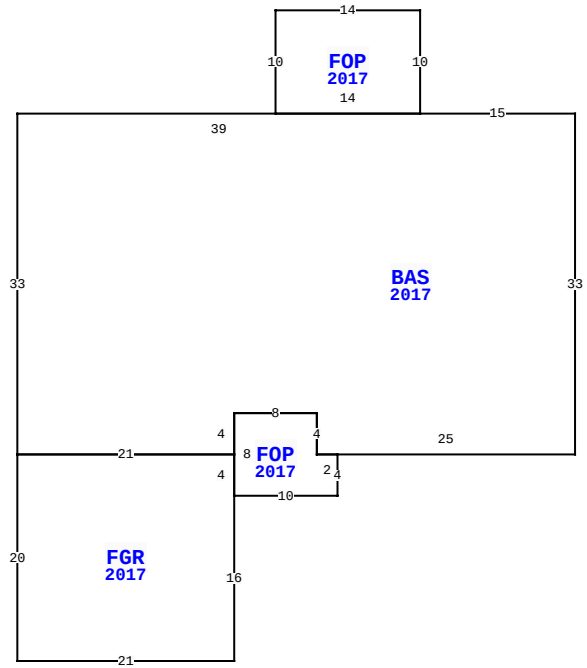
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1,750	200,795
FGR	420	55	231	26,505
FOP	72	30	22	2,525
FOP	140	30	42	4,819
TOTALS	2,382		2,045	234,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,045	132.0844	119.21	243,784	2017	2017	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2021 Heated Area: 1750 HX Base Yr 2021



77100 LUMBER CREEK DR, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,642
TOTAL MARKET OB/XF VALUE		4,802
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,444
SOH/AGL Deduction		58,908
ASSESSED VALUE		230,536
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,536
TOTAL JUST VALUE		289,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009485	CO ISSUED	0	10/26/2017
17005257	NEW CONSTR	0	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0343	10/30/2020	WD	Q	I	02	256,000
GRANTOR: ZIMMER JAMES T & DIAN						
GRANTEE: FRASIER STEVEN K &						
2164/0814	11/10/2017	SW	U	I	11	100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ZIMMER JAMES T & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N10 W14 S10 E14$ W39 S33
FGR=[YR=2017] S20 E21 N16 FOP=[YR=2017] E10 N4 W2 N4 W8 S8$
N4 W21$ E21 N4 E8 S4 E25 N33$.

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	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	2017	2017	3	97	4,802	

LAND DESCRIPTION

TOTAL OB/XF 4,802

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/16/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS