LOT 2
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE 1 REPLAT

JACOBS KRISTIN L
77287 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0002-0000

BUILDING CHARACTERISTICS

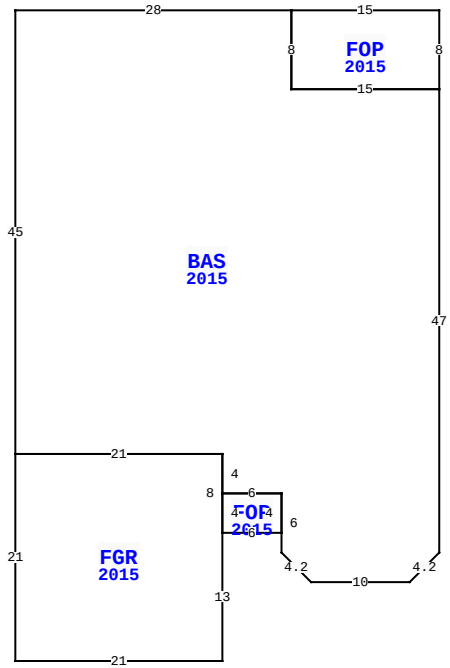
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,038	100	2,038	222,915
FGR	441	55	243	26,579
FOP	24	30	7	766
FOP	120	30	36	3,938
TOTALS	2,623		2,324	254,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,324	127.9145	115.44	268,283	2015	2015	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2022 Heated Area: 2038 HX Base Yr 2022



77287 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		254,198
TOTAL MARKET OB/XF VALUE		16,997
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		321,195
SOH/AGL Deduction		41,719
ASSESSED VALUE		279,476
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,476
TOTAL JUST VALUE		321,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529934	NEW CONSTR	257,810	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0809	8/04/2021	WD	Q	I	02	340,000
GRANTOR: MCGRATH JOSHUA B & JU						
GRANTEE: JACOBS KRISTIN L						
2208/0400	7/03/2018	SW	Q	I	01	263,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MCGRATH JOSHUA B &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W15 BAS=[YR=2015] W28 S45 FGR=[YR=2015] S21 E21 N13 FOP=[YR=2015] E6 N4 W6 S4 $ N8 W21 $ E21 S4 E6 S6 D3 R3 E10 U3 R3 N47 W15 N8 $ S8 E15 N8 $.

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	1,280.00	SF	5.20	5.20	100	2015	2015	3	96	6,390	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576	
4	0471	VINYL FNC	0	100	0	0	216.00	LF	32.00	32.00	100	2019	2019	3	96	6,636	

LAND DESCRIPTION

TOTAL OB/XF 16,997

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 06/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS