LOT 3
IN OR 2003/1923
LUMBER CREEK #1 PB 7/295 N/K/A

KOHN TAMMY T & AARON M
77283 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

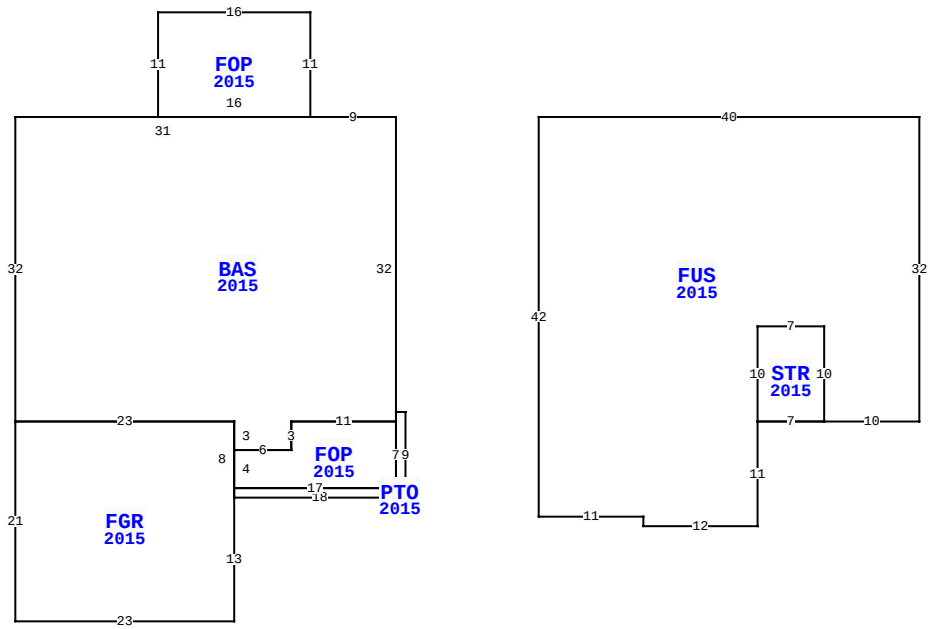
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,298	100	1,298	133,909
FGR	483	55	266	27,442
FOP	101	30	30	3,095
FOP	176	30	53	5,467
FUS	1,522	100	1,522	157,018
PTO	26	5	1	104
STR	70	10	7	722
TOTALS	3,676		3,177	327,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,177	119.2366	107.61	341,877	2015	2015	0	0	0	4.13	95.87

1 SINGLE FAM – 50% - 2016 Heated Area: 2820 HX Base Yr 2016



77283 LUMBER CREEK BLVD, 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		327,757
TOTAL MARKET OB/XF VALUE		3,752
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		381,509
SOH/AGL Deduction		76,760
ASSESSED VALUE		304,749
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		254,749
TOTAL JUST VALUE		381,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530102	CO ISSUED	0	07/16/2015
B1530102	NEW CONSTR	336,962	03/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2003/1923	9/16/2015	SW	Q	I	01	246,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: KOHN AARON M & TAMM						
1957/0239	1/08/2015	SW	Q	V	05	389,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 FOP=[YR=2015] N11 W16 S11 E16$ W31 S32
FGR=[YR=2015] S21 E23 N13 PTO=[YR=2015] E18 N9 W1 S1
FOP=[YR=2015] W11 S3 W6 S4 E17 N7$ S7 W17 S1$ N8 W23$ E23 S3
E6 N3 E11 N32$ PTR= E15 FUS=[YR=2015] E40 S32 W10
STR=[YR=2015] N10 W7 S10 E7$ W7 S11 W12 N1 W11 N42$ W15$.

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	50	0	0	669.00	SF	5.20	5.20	100	2015	2015	3	96	3,340	
2	0810	CONCRETE A	0	50	22	3	66.00	SF	6.50	6.50	100	2015	2015	3	96	412	

LAND DESCRIPTION

TOTAL OB/XF 3,752

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	50			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