LOT 4
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE 1 REPLAT

JMR ENTERPRISES INC
6191 WAKULLA SPRING RD
JACKSONVILLE, FL 32258

2023

09-2N-27-1290-0004-0000

BUILDING CHARACTERISTICS

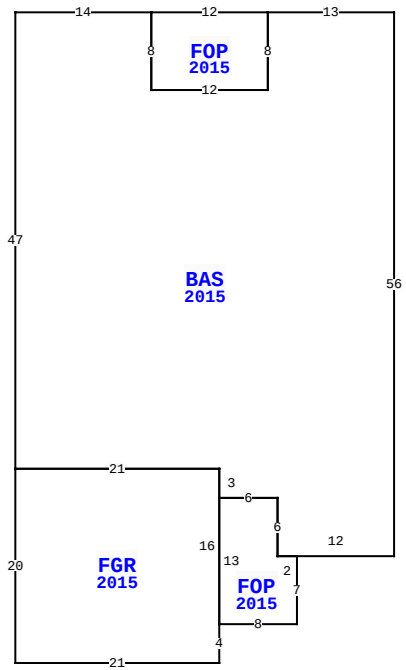
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,863	100	1,863	195,707
FGR	420	55	231	24,266
FOP	92	30	28	2,941
FOP	96	30	29	3,046
TOTALS	2,471		2,151	225,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	122.8430	110.87	238,481	2015	2015	0	0	0	5.25	94.75

1 SINGLE FAM – 0% - 2023 Heated Area: 1863 HX Base Yr



77281 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	225,961
TOTAL MARKET OB/XF VALUE	3,360
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	279,321
SOH/AGL Deduction	0
ASSESSED VALUE	279,321
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,321
TOTAL JUST VALUE	279,321
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530636	CO ISSUED	0	10/05/2015
B1530636	NEW CONSTR	233,738	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0733	3/24/2022	WD	U	I	11	100
GRANTOR: REJANOVINSKY LEV						
GRANTEE: JMR ENTERPRISES INC						
2336/0212	1/06/2020	SW	U	I	18	191,000
GRANTOR: SECRETARY OF VETERAN						
GRANTEE: REJANOVINSKY LEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 FOP=[YR=2015] W12 S8 E12 N8$ S8 W12 N8 W14 S47 FGR=[YR=2015] S20 E21 N4 FOP=[YR=2015] E8 N7 W2 N6 W6 S13$ N16 W21$ E21 S3 E6 S6 E12 N56$.

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	0	0	0	623.00	SF	5.20	5.20	100	2015	2015	3	96	3,110	
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2015	2015	3	96	250	

LAND DESCRIPTION

TOTAL OB/XF 3,360

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	0			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