LOT 5
IN OR 2228/1121
LUMBER CREEK #1 PB 7/295 N/K/A

LADROW MALLORY K
77277 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

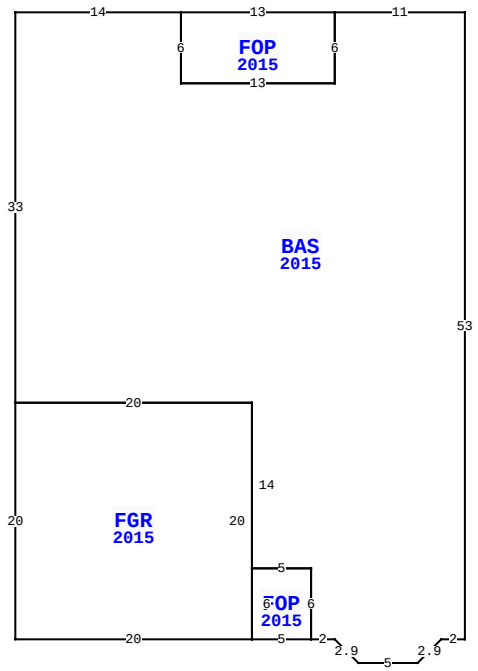
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,520	100	1,520	179,967
FGR	400	55	220	26,048
FOP	30	30	9	1,066
FOP	78	30	23	2,723
TOTALS	2,028		1,772	209,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,772	138.4600	124.96	221,429	2015	2015	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1520 HX Base Yr 2019



77277 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		209,804
TOTAL MARKET OB/XF VALUE		9,614
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		269,418
SOH/AGL Deduction		82,633
ASSESSED VALUE		186,785
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,785
TOTAL JUST VALUE		269,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529936	NEW CONSTR	188,808	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2228/1121	10/05/2018	WD	Q	I	01	220,000
GRANTOR: ELDFRICK DONALD S & L						
GRANTEE: LADROW MALLORY K						
2046/0391	5/16/2016	SW	Q	I	01	181,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ELDFRICK DONALD S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W11 FOP=[YR=2015] W13 S6 E13 N6$ S6 W13 N6 W14 S33 FGR=[YR=2015] S20 E20 FOP=[YR=2015] E5 N6 W5 S6$ N20 W20$ E20 S14 E5 S6 E2 D2 R2 E5 U2 R2 E2 N53$.

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	674.00	SF	5.20	5.20	100	2015	2015	3	96	3,365	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2015	2015	3	96	150	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
4	0471	VINYL FNC	0	100	0	0	102.00	LF	32.00	32.00	100	2019	2019	3	96	3,133	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2019	2019	3	93	2,678	

LAND DESCRIPTION

TOTAL OB/XF 9,614

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