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

BERM FW RESIDENTIAL HOME
C/O BUYER JACKSONIVLLE LLC, P O BOX 4090
SCOTTSDALE, AZ 85261

2023

09-2N-27-1290-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

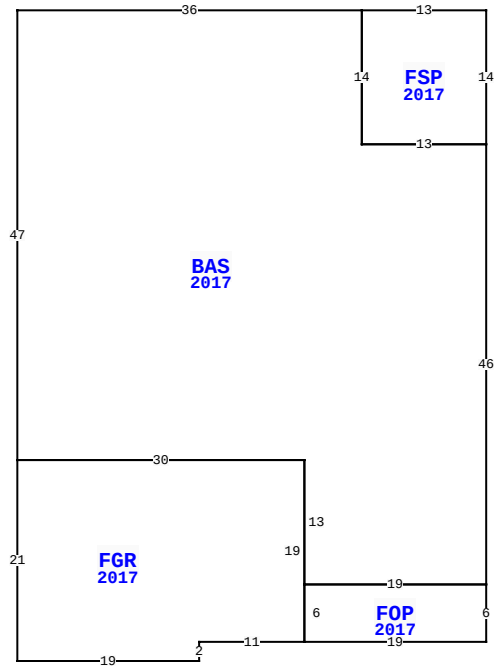
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,368	100	2,368	271,677
FGR	608	55	334	38,319
FOP	114	30	34	3,901
FSP	182	40	73	8,375
TOTALS	3,272		2,809	322,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	130.3824	117.67	330,535	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2368 HX Base Yr



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

77267 LUMBER CREEK BLVD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	322,272
TOTAL MARKET OB/XF VALUE	4,128
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	376,400
SOH/AGL Deduction	0
ASSESSED VALUE	376,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,400
TOTAL JUST VALUE	376,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004524	CO ISSUED	0	05/22/2017
B1633628	NEW CONSTR	313,372	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0327	9/29/2022	WD	Q	I	01	407,100
GRANTOR: OFFERPAD SPE BORROWER						
GRANTEE: BERM FW RESIDENTIAL						
2569/1239	6/01/2022	WD	U	I	11	425,000
GRANTOR: HOLMES KEONA J & TERR						
GRANTEE: OFFERPAD SPE BORROW						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W13 BAS=[YR=2017] W36 S47 FGR=[YR=2017] S21 E19 N2 E11 FOP=[YR=2017] E19 N6 W19 S6$ N19 W30$ E30 S13 E19 N46 W13 N14$ S14 E13 N14$.

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	0812	CONCRETE C	0	0	0	0	1,064.00	SF	4.00	4.00	100	2017	2017	3	97	4,128	

LAND DESCRIPTION

TOTAL OB/XF 4,128

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 05/10/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS