LOT 8
IN OR 2570/1992
LUMBER CREEK #1 PB 7/295 N/K/A

DWYER JOSEPH B & LAURA R
77263 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0008-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

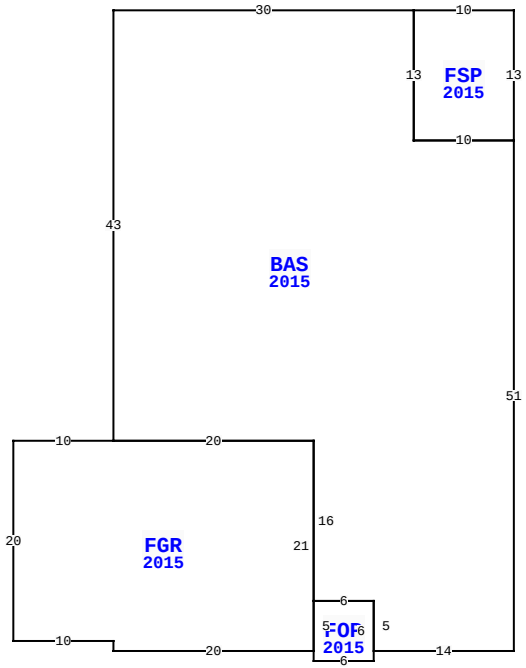
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	215,527
FGR	620	55	341	37,119
FOP	36	30	11	1,198
FSP	130	40	52	5,661
TOTALS	2,766		2,384	259,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,384	124.9843	112.80	268,915	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1980 HX Base Yr 2023



77263 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		259,503
TOTAL MARKET OB/XF VALUE		4,731
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		314,234
SOH/AGL Deduction		0
ASSESSED VALUE		314,234
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		264,234
TOTAL JUST VALUE		314,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529872	CO ISSUED	0	08/11/2015
B1529872	NEW CONSTR	250,813	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1992	6/15/2022	WD	Q	I	01	397,500
GRANTOR: CHROMICZ KAREN R & JO						
GRANTEE: DWYER JOSEPH B & LA						
2001/0539	8/14/2015	SW	Q	I	02	208,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: CHROMICZ KAREN R &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W10 BAS=[YR=2015] W30 S43 FGR=[YR=2015] W10 S20 E10 S1 E20 FOP=[YR=2015] S1 E6 N6 W6 S5$ N21 W20$ E20 S16 E6 S5 E14 N51 W10 N13$ S13 E10 N13$.

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	914.00	SF	5.20	5.20	100	2015	2015	3	96	4,563	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	100	2015	2015	3	96	168	

LAND DESCRIPTION

TOTAL OB/XF 4,731

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