

LOT 9
IN OR 2183/774
LUMBER CREEK #1 PB 7/295 N/K/A

MILLS IVAN A & SARAH MISCHELLE
77259 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0009-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	

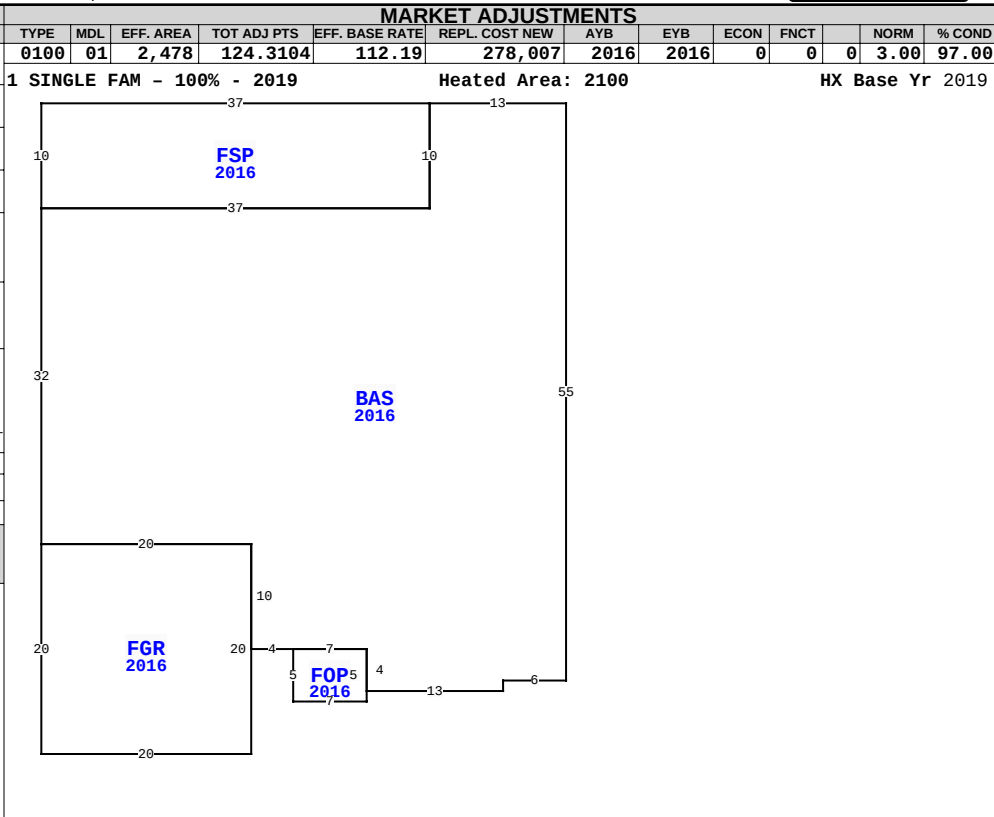
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	228,531
FGR	400	55	220	23,942
FOP	35	30	10	1,088
FSP	370	40	148	16,106

TOTALS	2,905		2,478	269,667
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	552.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0476	VF 6 SBPL	0	100	100	0	100.00	LF	32.00	32.00	
5	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	
6	0911	SCRN RM A	0	100	50	18	900.00	SF	17.50	17.50	
7	0855	CONC PAVER	0	100	0	0	556.00	SF	10.00	10.00	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

REVIEW DATE 12/19/2022 BY NW



77259 LUMBER CREEK BLVD, YULEE

TOTAL OB/XF											
59,196											

TOTAL OB/XF											
59,196											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						269,667					
TOTAL MARKET OB/XF VALUE						59,196					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						378,863					
SOH/AGL Deduction						101,623					
ASSESSED VALUE						277,240					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						227,240					
TOTAL JUST VALUE						378,863					
NCON VALUE						52,550					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						278,753					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008019	SWIM POOL	90,000	05/24/2022
22008033	ADDITION	26,946	05/24/2022
B1531011	CO ISSUED	0	04/04/2016
B1531011	NEW CONSTR	261,733	08/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2183/0774	3/13/2018	WD	Q	I	01	249,900	
GRANTOR:WELLS ROGER T							
GRANTEE:MILLS IVAN A & SARA							
2040/0281	4/08/2016	SW	Q	I	01	239,200	
GRANTOR:MARONDA HOMES INC OF							
GRANTEE:WELLS ROGER T							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W13 FSP=[YR=2016] W37 S10 E37 N10\$ S10 W37 S32 FGR=[YR=2016] S20 E20 N20 W20\$ E20 S10 E4 FOP=[YR=2016] S5 E7 N5 W7\$ E7 S4 E13 N1 E6 N55\$.											

PRINTED 08/02/2023 BY SYS