LOT 10
IN OR 2105/1075
LUMBER CREEK #1 PB 7/295 N/K/A

WRIGHT PHILLIP D & SHANEE D
77253 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0010-0000

BUILDING CHARACTERISTICS

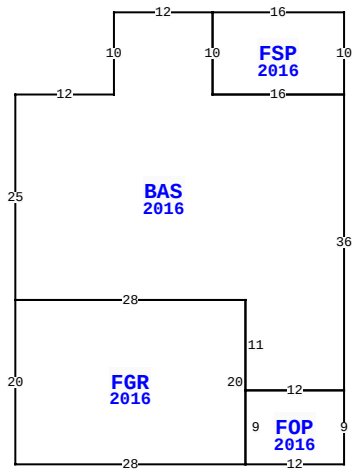
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

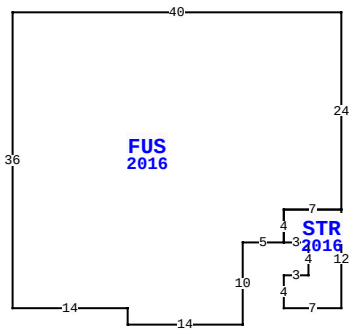
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	133,929
FGR	560	55	308	32,947
FOP	108	30	32	3,423
FSP	160	40	64	6,846
FUS	1,344	100	1,344	143,770
STR	72	10	7	749
TOTALS	3,496		3,007	321,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,007	122.1990	110.28	331,612	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2596 HX Base Yr 2018





77253 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		321,664
TOTAL MARKET OB/XF VALUE		8,916
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		380,580
SOH/AGL Deduction		117,895
ASSESSED VALUE		262,685
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,685
TOTAL JUST VALUE		380,580
NCON VALUE		3,120
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631330	CO ISSUED	0	11/14/2016
B1531330	NEW CONSTR	304,583	10/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2105/1075	2/24/2017	SW	Q	I	01	269,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: WRIGHT PHILLIP D &						
1956/1967	1/08/2015	SW	Q	V	05	389,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

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	0476	VF 6 SBPL	0	100	65	0	65.00	LF	32.00	32.00	100	2021	2021	3	99	2,059	
2	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2016	2016	3	97	3,440	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
4	0462	ST/AL FNC	0	100	0	0	312.00	SF	10.00	10.00	100	2022	2022	3	100	3,120	

BUILDING DIMENSIONS

FSP=[YR=2016] W16 BAS=[YR=2016] W12 S10 W12 S25
FGR=[YR=2016] S20 E28 FOP=[YR=2016] E12 N9 W12 S9 $ N20 W28
$ E28 S11 E12 N36 W16 N10 $ S10 E16 N10$ PTR= E30
FUS=[YR=2016] E40 S24 STR=[YR=2016] S12 W7 N4 E3 N4 W3 N4
E7 $ W7 S4 W5 S10W14 N2 W14 N36 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 8,916

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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS