

LOT 11
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

GREEN BETHANY/OBERHAUS JEFFREY DAVID
77249 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	

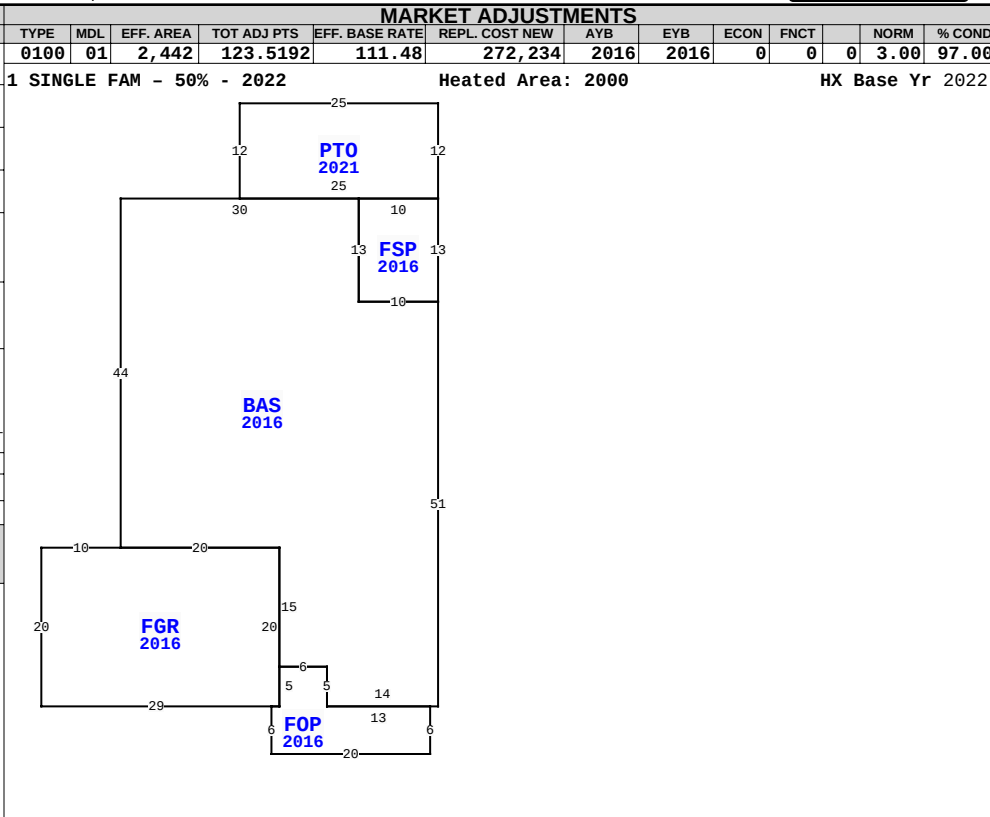
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	216,271
FGR	600	55	330	35,684
FOP	150	30	45	4,866
FSP	130	40	52	5,623
PTO	300	5	15	1,622

TOTALS	3,180		2,442	264,067
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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	50	0	0	937.00	ST	5.20	5.20	
2	0810	CONCRETE A	0	50	0	0	30.00	SF	6.50	6.50	
3	0470	VNYL GATE	0	50	0	0	1.00	UT	300.00	300.00	
4	0471	VINYL FNC	0	50	0	0	180.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	50			0.00	0.00	1.00	LT	

REVIEW DATE 02/01/2023 BY NWA



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

TOTAL OB/XF											
10,733											

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		264,067	
TOTAL MARKET OB/XF VALUE		10,733	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		324,800	
SOH/AGL Deduction		31,011	
ASSESSED VALUE		293,789	
TOTAL EXEMPTION VALUE		HA HAB	50,000
BASE TAXABLE VALUE		243,789	
TOTAL JUST VALUE		324,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,858	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531332	CO ISSUED	0	04/29/2016
B1531332	NEW CONSTR	254,543	10/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2409/0509	11/11/2020	WD	Q	I	01
GRANTOR: WOLLBERG JASON M & KI					
GRANTEE: GREEN BETHANY & JEF					
2215/0278	7/31/2018	WD	Q	I	01
GRANTOR: THE DODGENS REVOCABLE					
GRANTEE: WOLLBERG JASON M &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2021] N12 W25 S12 E25\$ FSP=[YR=2016] W10 BAS=[YR=2016] W30 S44 FGR=[YR=2016] W10 S20 E29 FOP=[YR=2016] S6 E20 N6 W13 N5 W6 S5 W1\$ E1 N20 W20\$ E20 S15 E6 S5 E14 N51 W10 N13\$ S13 E10 N13\$.											

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