

LOT 12
IN OR 2020/330
LUMBER CREEK #1 PB 7/295 N/K/A

STIERHEIM MATTHEW B
77241 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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
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NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	197,946
FGR	420	55	231	25,645
FOP	72	30	22	2,443
FOP	140	30	42	4,663

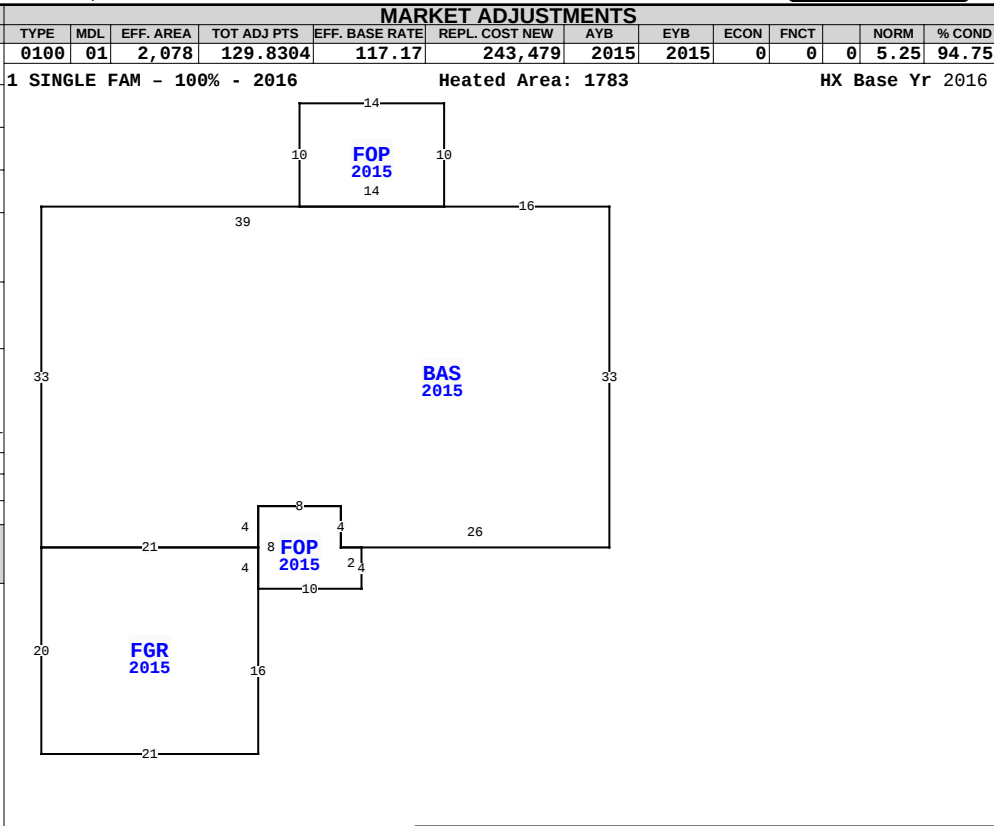
TOTALS	2,415		2,078	230,696
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EXTRA FEATURES

L N	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	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2015	2015	3	96	449	
2	0811	CONCRETE B	0 100	0	0	589.00	SF	5.20	5.20	100	2015	2015	3	96	2,940	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
4	0471	VINYL FNC	0 100	0	0	168.00	LF	32.00	32.00	100	2019	2019	3	96	5,161	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



77241 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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TOTAL OB/XF

TOTAL OB/XF	8,838
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		230,696	
TOTAL MARKET OB/XF VALUE		8,838	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		289,534	
SOH/AGL Deduction		96,864	
ASSESSED VALUE		192,670	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		142,670	
TOTAL JUST VALUE		289,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531044	CO ISSUED	0	12/11/2015
B1531044	NEW CONSTR	221,446	08/01/2015

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B1531044	CO ISSUED	0	12/11/2015
B1531044	NEW CONSTR	221,446	08/01/2015

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14\$ W39 S33
FGR=[YR=2015] S20 E21 N16 FOP=[YR=2015] E10 N4 W2 N4 W8 S8\$
N4 W21\$ E21 N4 E8 S4 E26 N33\$.