

LOT 13
IN OR 2000/757
LUMBER CREEK #1 PB 7/295 N/K/A

DUKE NINDA B
77237 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0013-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	20 FACE BRICK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	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	1,298	100	1,298	127,737
FGR	483	55	266	26,177
FOP	101	30	30	2,953
FOP	176	30	53	5,215
FUS	1,522	100	1,522	149,781
PTO	44	5	2	197
STR	70	10	7	689

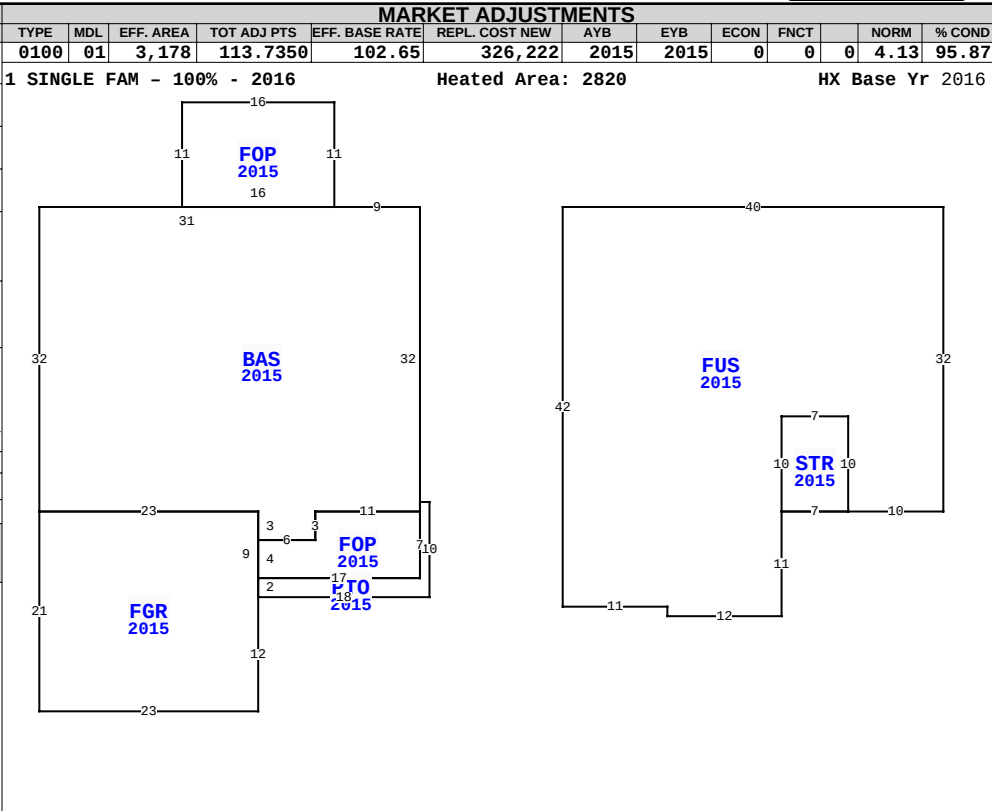
TOTALS 3,694 3,178 312,749

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	0811	CONCRETE B	0 100	0 0	669.00	SF	5.20	5.20	100	2015	2015	3	96	3,340	
2	0810	CONCRETE A	0 100	23 3	69.00	SF	6.50	6.50	100	2015	2015	3	96	431	

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							



77237 LUMBER CREEK BLVD, YULEE

BLD DATE 06/02/2022 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		312,749
TOTAL MARKET OB/XF VALUE		3,771
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		366,520
SOH/AGL Deduction		206,527
ASSESSED VALUE		159,993
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,993
TOTAL JUST VALUE		366,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529935	CO ISSUED	0	07/16/2015
B1529935	NEW CONSTR	336,962	02/01/2015

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/0757	8/31/2015	SW	Q	I	02	250,000

GRANTOR: ADAMS HOMES OF NORTHW

GRANTEE: DUKE NINDA B

1957/0239 1/08/2015 SW Q V 05 389,000

GRANTOR: TRG CFG PROJECT I LLC

GRANTEE: ADAMS HOMES OF NORT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W9 FOP=[YR=2015] N11 W16 S11 E16\$ W31 S32

FGR=[YR=2015] S21 E23 N12 PTO=[YR=2015] E18 N10 W1 S1

FOP=[YR=2015] W11 S3 W6 S4 E17 N7\$ S7 W17 S2\$ N9 W23\$ E23 S3

E6 N3 E11 N32\$ PTR= E15 FUS=[YR=2015] E40 S32 W10

STR=[YR=2015] N10 W7 S10 E7\$ W7 S11 W12 N1 W11 N42\$ W15\$.