LOT 14
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

AH4R PROPERTIES TWO LLC
ATTN:PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO SUITE 30
CALABASAS, CA 91302

2023

09-2N-27-1290-0014-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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

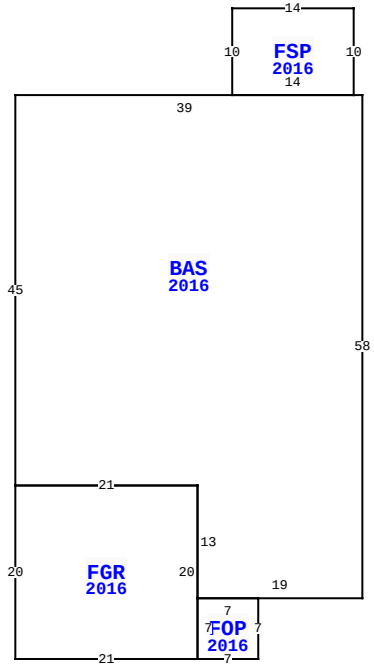
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	2,047	216,738
FGR	420	55	231	24,459
FOP	49	30	15	1,588
FSP	140	40	56	5,930
TOTALS	2,656		2,349	248,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	122.8430	110.87	260,434	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 2047 HX Base Yr



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

77231 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,714
TOTAL MARKET OB/XF VALUE	3,349
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	302,063
SOH/AGL Deduction	40,091
ASSESSED VALUE	261,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,972
TOTAL JUST VALUE	302,063
NCON VALUE	7,409
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631966	CO ISSUED	0	07/27/2016
B1631966	NEW CONSTR	251,982	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/0468	3/15/2019	WD	Q	I	01	234,000
GRANTOR: CREWS WAYNE P SR & GL						
GRANTEE: AH4R PROPERTIES TWO						
2102/0610	9/21/2016	SW	U	I	11	100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: CREWS WAYNE P SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W1 FSP=[YR=2016] N10 W14 S10 E14 $ W39 S45 FGR=[YR=2016] S20 E21 FOP=[YR=2016] E7 N7 W7 S7 $ N20 W21 $ E21 S13 E19 N58 $.

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	0811	CONCRETE B	0	0	0	0	664.00	SF	5.20	5.20	100	2016	2016	3	97	3,349	

LAND DESCRIPTION

TOTAL OB/XF 3,349

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	0			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