

LOT 16
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

WELLS LOUDEN ALLEN/WELLS SARAH CAITLYN
77225 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 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

NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100	1,916	202,868
FGR	399	55	219	23,188
FOP	31	30	9	953
FSP	140	40	56	5,930

TOTALS 2,486 2,200 232,938

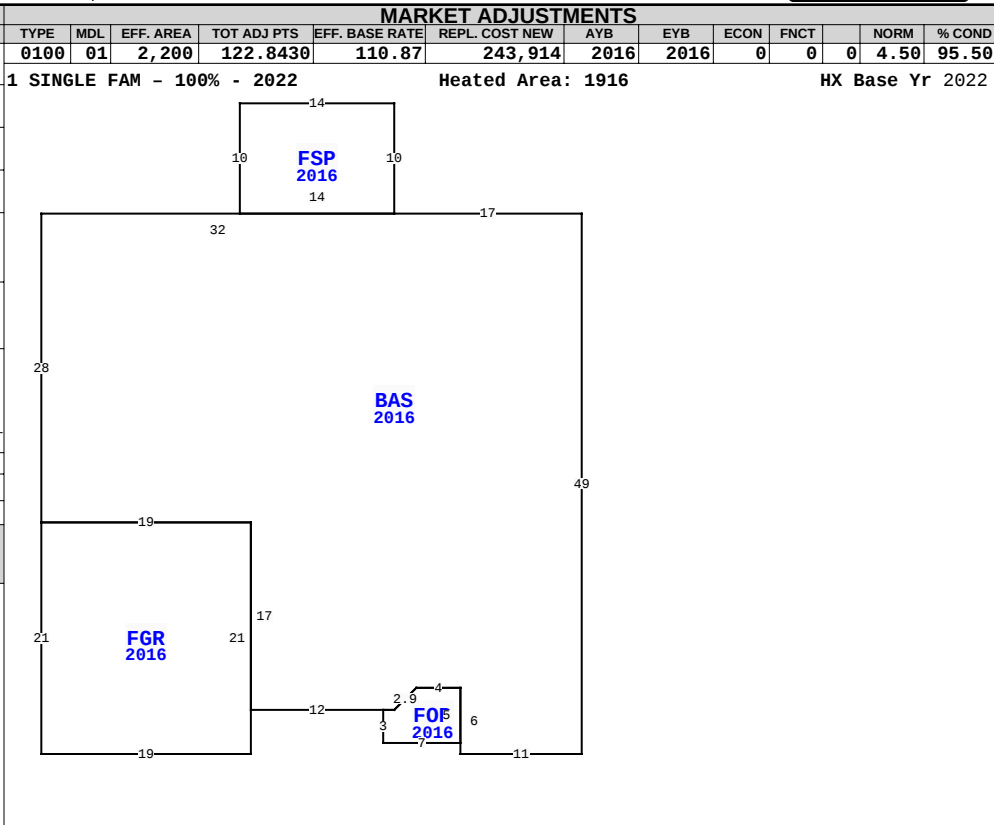
EXTRA FEATURES

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	829.00	SF	5.20	5.20	100	2016	2016	3	97	4,181	

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							

REVIEW DATE 02/01/2023 BY NWA



77225 LUMBER CREEK BLVD, YULEE

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

TOTAL OB/XF 4,181

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							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,938
TOTAL MARKET OB/XF VALUE		4,181
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		287,119
SOH/AGL Deduction		26,620
ASSESSED VALUE		260,499
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,499
TOTAL JUST VALUE		287,119
NCON VALUE		7,264
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632074	NEW CONSTR	240,677	04/13/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2525/0301	11/19/2021	WD	Q	I	01	315,000

GRANTOR: COMBS JEREMY D & KATR

GRANTEE: WELLS LOUDEN ALLEN

2193/1434 5/02/2018 WD Q I 01 231,000

GRANTOR: LOFTON QUENTINE D

GRANTEE: COMBS JEREMY D & KA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2016] N10 W14 S10 E14 \$ W32 S28
FGR=[YR=2016] S21 E19 N21 W19 \$ E19 S17 E12 FOP=[YR=2016]
S3 E7 N5 W4 D2 L2 W1 \$ E1 U2 R2 E4 S6 E11 N49 \$.

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