LOT 17
IN OR 2135/1730
LUMBER CREEK #1 PB 7/295 N/K/A

FLYNN JESSICA K/WRIGHT RICHARD B III
77221 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0017-0000

BUILDING CHARACTERISTICS

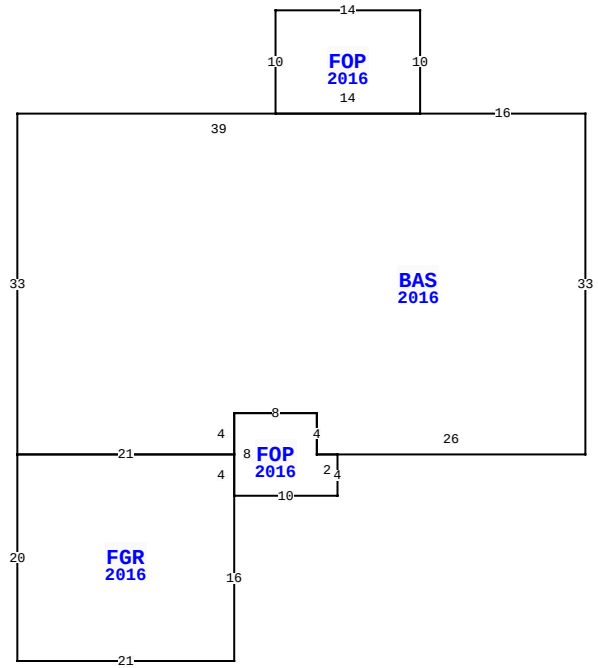
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	197,266
FGR	420	55	231	25,557
FOP	72	30	22	2,434
FOP	140	30	42	4,647
TOTALS	2,415		2,078	229,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	128.3653	115.85	240,736	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1783 HX Base Yr 2018



77221 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		229,903
TOTAL MARKET OB/XF VALUE		9,234
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		289,137
SOH/AGL Deduction		86,317
ASSESSED VALUE		202,820
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,820
TOTAL JUST VALUE		289,137
NCON VALUE		5,784
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631999	CO ISSUED	0	07/14/2016
B1631999	NEW CONSTR	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2135/1730	7/12/2017	WD	Q	I	02	212,000
GRANTOR: ROBINSON JESSE L & TA						
GRANTEE: FLYNN JESSICA K & R						
2061/1065	7/26/2016	SW	Q	I	01	192,100
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ROBINSON JESSE L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] N10 W14 S10 E14 $ W39 S33
FGR=[YR=2016] S20 E21 N16 FOP=[YR=2016] E10 N4 W2 N4 W8 S8
$ N4 W21 $ E21 N4 E8 S4 E26 N33 $.

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	100	0	0	684.00	SF	5.20	5.20	100	2016	2016	3	97	3,450	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	
3	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	100	5,184	

LAND DESCRIPTION

TOTAL OB/XF 9,234

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	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 Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS