

LOT 19
IN OR 2133/74
LUMBER CREEK #1 PB 7/295 N/K/A

PRIOR ALEXANDER LEE & MANDI C
77211 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	04 REIN CONC 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	996	100	996	111,949
FGR	380	55	209	23,492
FOP	42	30	13	1,462
FUS	1,202	100	1,202	135,103
PTO	180	5	9	1,012
STR	44	10	4	449
USP	180	30	54	6,069

TOTALS 3,024 2,487 279,533

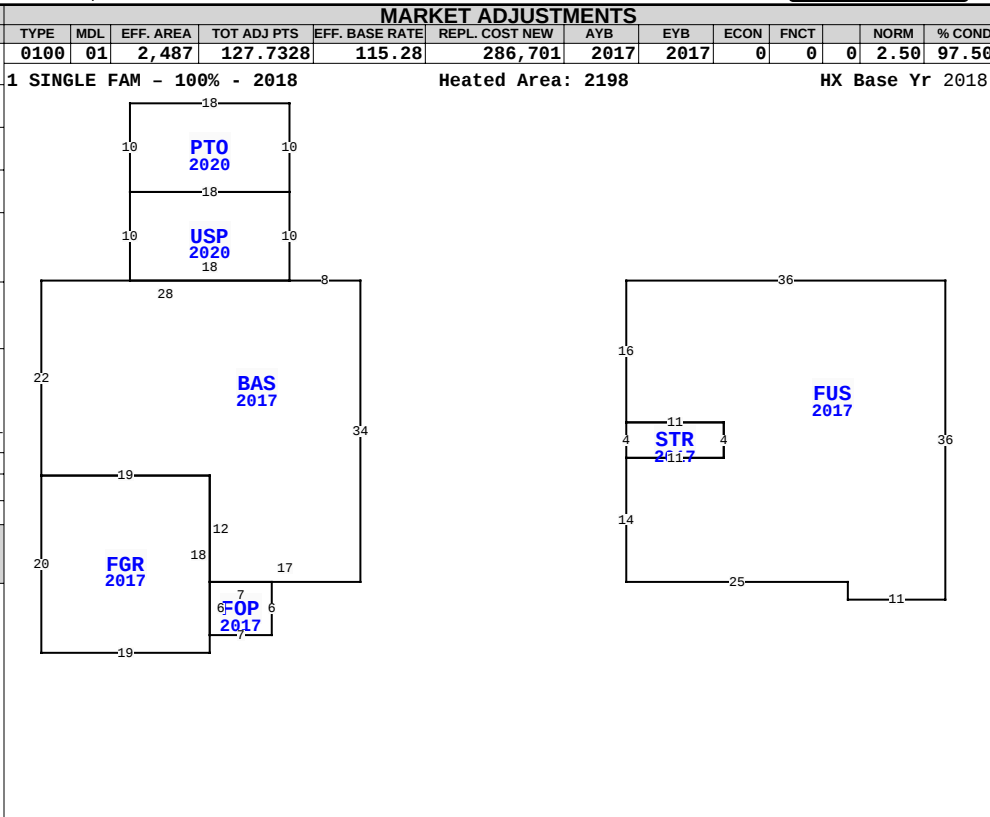
EXTRA FEATURES

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	0470	VNVL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	
2	0811	CONCRETE B	0 100	0	0	716.00	SF	5.20	5.20	100	2017	2017	3	97	3,612	
3	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	2020	2020	3	99	1,255	
4	0911	SCRN RM A	0 100	10	18	180.00	SF	17.50	17.50	100	2020	2020	3	93	2,930	
5	0476	VF 6 SBPL	0 100	80	0	80.00	LF	32.00	32.00	100	2021	2021	3	99	2,534	

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 10/14/2020 BY NW



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

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

TOTAL OB/XF 10,628

LAND DESCRIPTION	CLAS	USE CODE	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

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		279,533
TOTAL MARKET OB/XF VALUE		10,628
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		340,161
SOH/AGL Deduction		102,363
ASSESSED VALUE		237,798
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,798
TOTAL JUST VALUE		340,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004184	SCRN ROOM	8,694	07/16/2020
17004911	CO ISSUED	0	06/02/2017
B1633630	NEW CONSTR	267,376	12/01/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/0074	7/07/2017	SW	Q	I	02	238,700

GRANTOR: MARONDA HOMES INC OF

GRANTEE: PRIOR ALEXANDER LEE

1994/0089 7/24/2015 SW Q V 05 194,500

GRANTOR: TRG CFG PROJECT I LLC

GRANTEE: MARONDA HOMES INC 0

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 USP=[YR=2020] N10 PTO=[YR=2020] N10 W18 S10
E18\$ W18 S10 E18\$ W28 S22 FGR=[YR=2017] S20 E19 N2
FOP=[YR=2017] E7 N6 W7 S6\$ N18 W19\$ E19 S12 E17 N34\$
PTR=[YR=2017] E30 FUS=[YR=2017] E36 S36 W11 N2 W25 N14
STR=[YR=2017] N4 E11 S4 W11\$ E11 N4 W11 N16\$ W30\$.

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