

LOT 22
IN OR 2156/1662
LUMBER CREEK #1 PB 7/295 N/K/A

ROWELL CRISTIE D & MARK C
77197 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0022-0000



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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	1,761	188,954
FGR	400	55	220	23,606
FOP	117	30	35	3,756
FOP	122	30	37	3,970

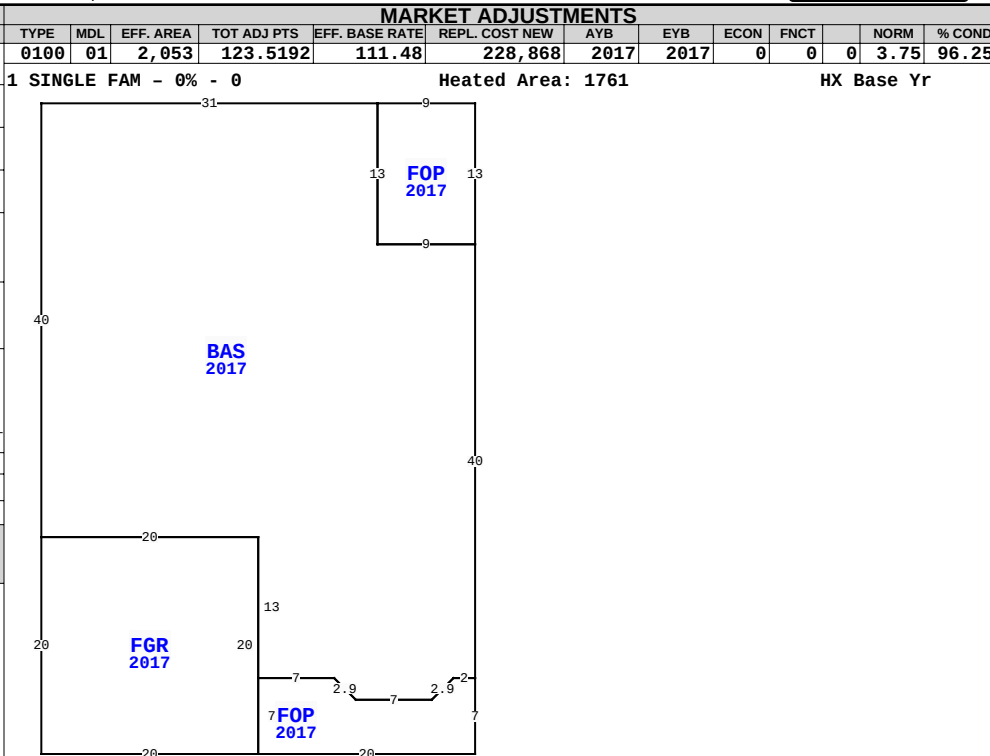
TOTALS	2,400		2,053	220,285
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	
2	0476	VF 6 SBPL	0	0	0	0	
3	0470	VNYL GATE	0	0	0	0	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



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

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
679.00	SF	5.20	5.20	100	2017	2017	3	97	3,425	
114.00	LF	32.00	32.00	100	2022	2022	3	100	3,648	
2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

TOTAL OB/XF 7,673

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		220,285
TOTAL MARKET OB/XF VALUE		7,673
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,958
SOH/AGL Deduction		39,156
ASSESSED VALUE		238,802
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		238,802
TOTAL JUST VALUE		277,958
NCON VALUE		4,248
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004901	CO ISSUED	0	06/02/2017
B1633163	NEW CONSTR	222,767	10/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/1662	11/08/2017	SW	Q	I	02	217,800
GRANTOR: ADAMS HOMES OF NORTH						
GRANTEE: ROWELL CRISTIE D &						
2058/1368	7/13/2016	WD	U	V	11	100
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W9 BAS=[YR=2017] W31 S40 FGR=[YR=2017] S20
E20 FOP=[YR=2017] E20 N7W2 D2 L2 W7 U2 L2 W7 S7\$ N20
W20\$ E20 S13 E7 D2 R2 E7 U2 R2 E2 N40 W9 N13\$ S13 E9
N13\$.