

LOT 23
IN OR 2091/606
LUMBER CREEK #1 PB 7/295 N/K/A

MCMILLEN JAMES H & MARIA H
77193 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0023-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	1,369	100	1,369	167,608
FGR	420	55	231	28,281
FOP	12	30	4	490
FOP	112	30	34	4,163
PTO	112	5	6	734

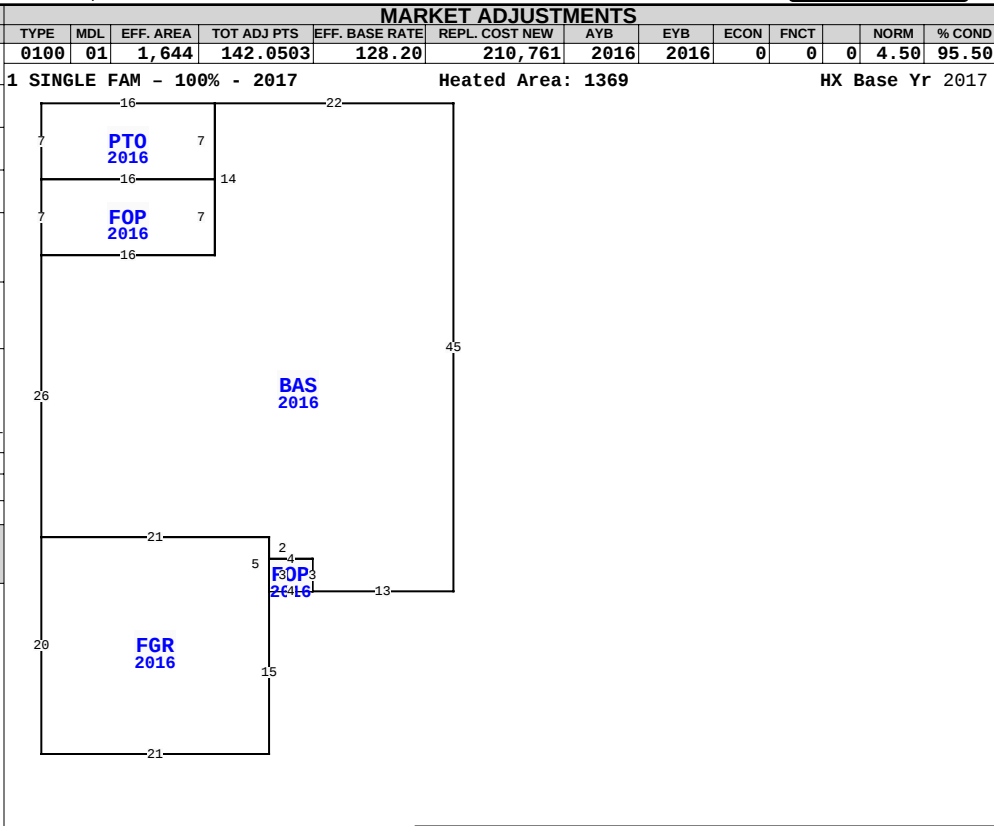
TOTALS	2,025		1,644	201,277
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	97	473	
2	0810	CONCRETE A	0	100	0	0	649.00	SF	6.50	6.50	100	2016	2016	3	97	4,092	
3	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2022	2022	3	100	1,152	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

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							



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

77193 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,277
TOTAL MARKET OB/XF VALUE		6,317
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		257,594
SOH/AGL Deduction		86,608
ASSESSED VALUE		170,986
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		120,986
TOTAL JUST VALUE		257,594
NCON VALUE		1,752
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632811	CO ISSUED	0	12/13/2016
B1632811	NEW CONSTR	175,908	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0606	12/20/2016	SW	Q	I	01	183,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MCMILLEN JAMES H &						
2058/1313	7/13/2016	WD	Q	V	01	38,900
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2016] W22 PTO=[YR=2016] W16 S7 FOP=[YR=2016] S7
E16 N7 W16\$ E16 N7 \$ S14 W16 S26 FGR=[YR=2016] S20 E21 N15
FOP=[YR=2016] E4 N3 W4 S3\$ N5 W21\$ E21 S2 E4 S3 E13 N45\$.