

LOT 104
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

PANKE BRENDA M & RUSSELL E
77322 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0104-0000



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	07	CORK/VTILE 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
NEIGHBORHOOD/LOC	4073.00	

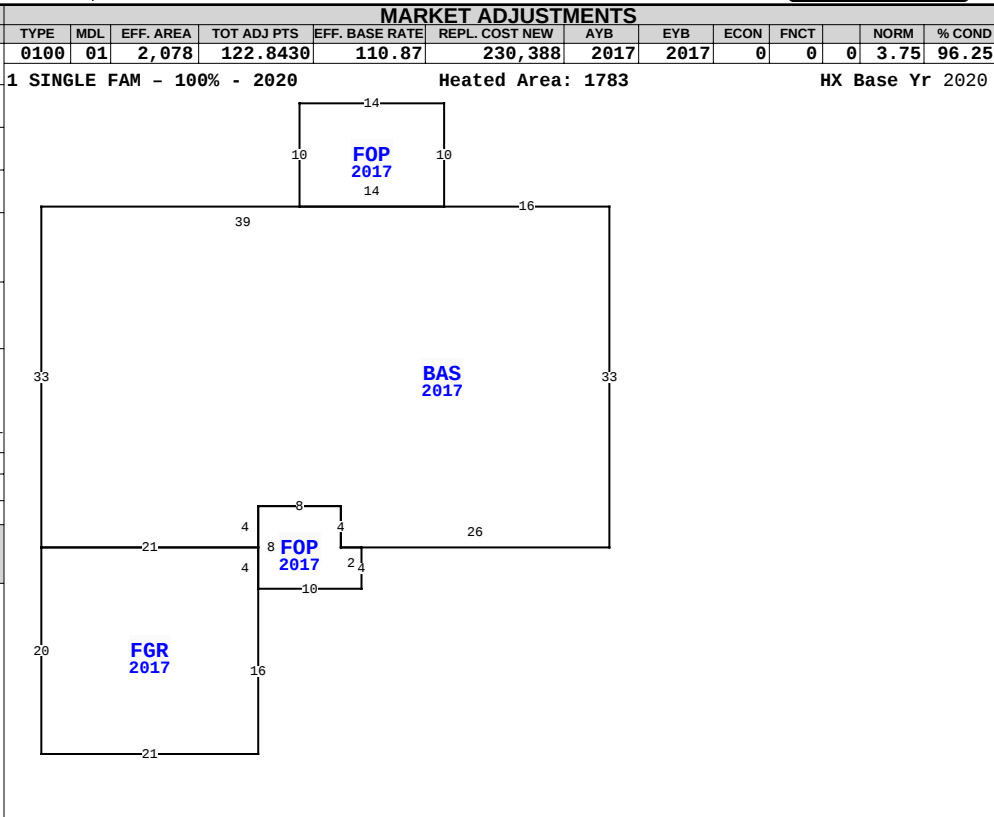
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	190,268
FGR	420	55	231	24,651
FOP	72	30	22	2,348
FOP	140	30	42	4,482

TOTALS	2,415		2,078	221,748
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	720.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 03/15/2017 BY SB



77322 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	720.00	SF	5.20	5.20	100	2017	2017	3	97	3,632	

TOTAL OB/XF										3,632						
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 4			
BUILDING MARKET VALUE										Tax Dist:			
TOTAL MARKET OB/XF VALUE										221,748			
TOTAL LAND VALUE - MARKET										50,000			
TOTAL MARKET VALUE										275,380			
SOH/AGL Deduction										123,102			
ASSESSED VALUE										152,278			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										102,278			
TOTAL JUST VALUE										275,380			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										237,470			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001975	CO ISSUED	0	03/10/2017
B1633340	NEW CONSTR	223,883	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2559/1498	4/22/2022	WD	U	I	11	100	
GRANTOR: PANKE JENNIFER LYN &							
GRANTEE: PRANK BRENDA M & RU							
2301/0121	8/22/2019	AD	U	I	21	150,000	
GRANTOR: PANKE JENNIFER L & RU							
GRANTEE: PANKE RUSSELL E & B							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W16 FOP=[YR=2017] N10 W14 S10 E14\$ W39 S33									
FGR=[YR=2017] S20 E21 N16 FOP=[YR=2017] E10 N4 W2 N4 W8 S8\$									
N4 W21\$ E21 N4 E8 S4 E26 N33\$.									

Common: 50,000 PRINTED 08/02/2023 BY SYS