LOT 110
IN OR 2052/1798
LUMBER CREEK #1 PB 7/295 N/K/A

JOHNS BRIAN A & DEBRA W
77262 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

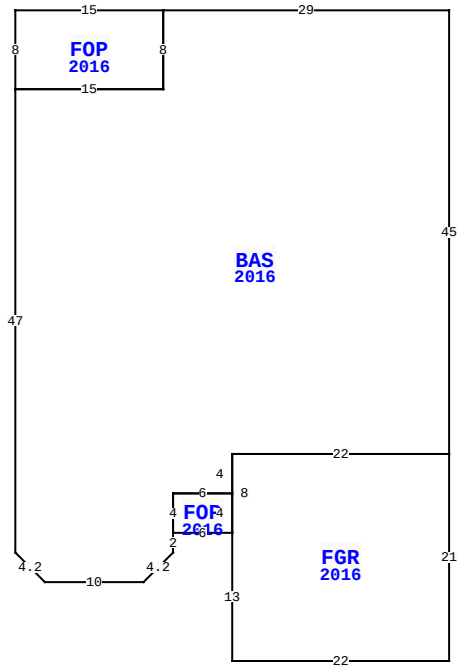
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,083	100	2,083	216,492
FGR	462	55	254	26,399
FOP	24	30	7	728
FOP	120	30	36	3,742
TOTALS	2,689		2,380	247,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	120.5890	108.83	259,015	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2083 HX Base Yr 2020



77262 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,359
TOTAL MARKET OB/XF VALUE		3,657
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,016
SOH/AGL Deduction		91,931
ASSESSED VALUE		209,085
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		159,085
TOTAL JUST VALUE		301,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631764	CO ISSUED	0	05/20/2016
B1631764	NEW CONSTR	261,457	02/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1798	6/13/2016	SW	Q	I	01	196,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: JOHNS BRIAN A & DEB						
1991/1943	7/15/2015	WD	Q	V	05	233,400
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 S47 D3 R3 E10 U3 R3 N2 FOP=[YR=2016] E6 FGR=[YR=2016] S13 E22 N21 W22 S8$ N4 W6 S4$ N4 E6 N4 E22 N45$.

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	640.00	SF	5.20	5.20	100	2016	2016	3	97	3,228	
2	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	2016	2016	3	97	429	

LAND DESCRIPTION

TOTAL OB/XF 3,657

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