LOT 111
IN OR 2036/70
LUMBER CREEK #1 PB 7/295 N/K/A

BAADTE JOSHUA D & SARA A
77258 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0111-0000

BUILDING CHARACTERISTICS

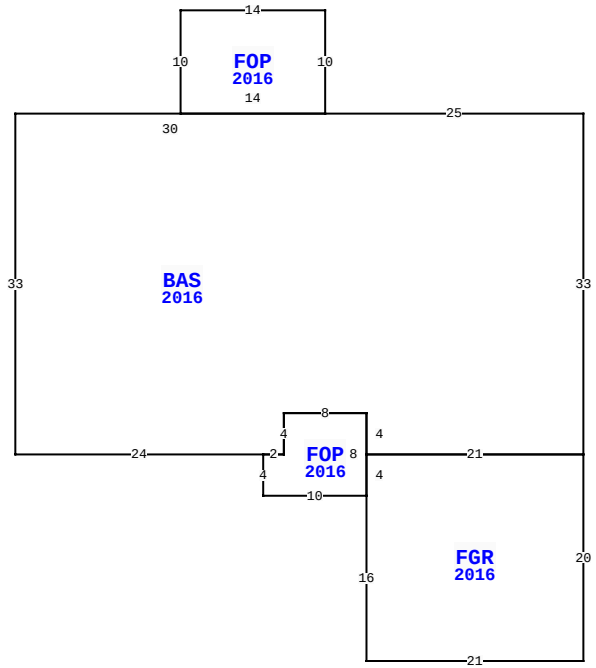
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	190,505
FGR	420	55	231	24,681
FOP	72	30	22	2,350
FOP	140	30	42	4,488
TOTALS	2,415		2,078	222,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	123.9700	111.88	232,487	2016	2016	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1783 HX Base Yr 2017



77258 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,025
TOTAL MARKET OB/XF VALUE		7,757
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,782
SOH/AGL Deduction		92,940
ASSESSED VALUE		186,842
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,842
TOTAL JUST VALUE		279,782
NCON VALUE		4,056
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531428	CO ISSUED	0	03/17/2016
B1531428	NEW CONSTR	0	11/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/0070	3/22/2016	SW	Q	I	01	186,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BAADTE JOSHUA D & S						
1957/0239	1/08/2015	SW	Q	V	05	389,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] N10 W14 S10 E14$ W30 S33 E24 FOP=[YR=2016] S4 E10 FGR=[YR=2016] S16 E21 N20 W21 S4$ N8 W8 S4 W2$ E2 N4 E8 S4 E21 N33$.

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	75.00	SF	6.50	6.50	100	2016	2016	3	97	473	
3	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2022	2022	3	100	3,456	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,757

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