

LOT 113
IN OR 2086/662
LUMBER CREEK #1 PB 7/295 N/K/A

ROMERO JOSE A & NORMA L
77248 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0113-0000



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	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	2,337	100	2,337	235,705
FGR	441	55	243	24,508
FOP	113	30	34	3,429
FOP	150	30	45	4,538
TOTALS	3,041		2,659	268,180

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	726.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,659	117.0240	105.61	280,817	2016	2016	0	0	4.50	95.50
1 SINGLE FAM - 100% - 2017 Heated Area: 2337 HX Base Yr 2017											
77248 LUMBER CREEK BLVD, YULEE											

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

TOTAL OB/XF											
10,214											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		268,180	
TOTAL MARKET OB/XF VALUE		10,214	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		328,394	
SOH/AGL Deduction		108,616	
ASSESSED VALUE		219,778	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		169,778	
TOTAL JUST VALUE		328,394	
NCON VALUE		6,552	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		276,384	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632812	CO ISSUED	0	11/23/2016
B1632812	NEW CONSTR	286,975	08/09/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2086/0662	11/29/2016	SW	Q	I	01
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: ROMERO JOSE A & NOR					
1991/1943	7/15/2015	WD	Q	V	05
GRANTOR: TRG CFG PROJECT I LLC					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W13 N2 U2 L2 W7 D2 L2 FOP=[YR=2016] N8 W15 S10 E15 N2 \$ S2 W31 S52 E15 N6 FOP=[YR=2016] E19 FGR=[YR=2016] S11 E21 N21 W21 S10 \$ N5 W13 N3 W6 S8\$ N8 E6 S3 E13 N5 E21 N36 \$.											