

LOT 200
IN OR 2418/557
LUMBER CREEK #1 PB 7/295 N/K/A

GOFF CLIFFORD & BRANDI
77238 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0200-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 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	1,340	100	1,340	135,077
FGR	200	55	110	11,089
FGR	400	55	220	22,177
FOP	120	30	36	3,629
FUS	1,720	100	1,720	173,383
PTO	320	5	16	1,613
STR	54	10	5	504

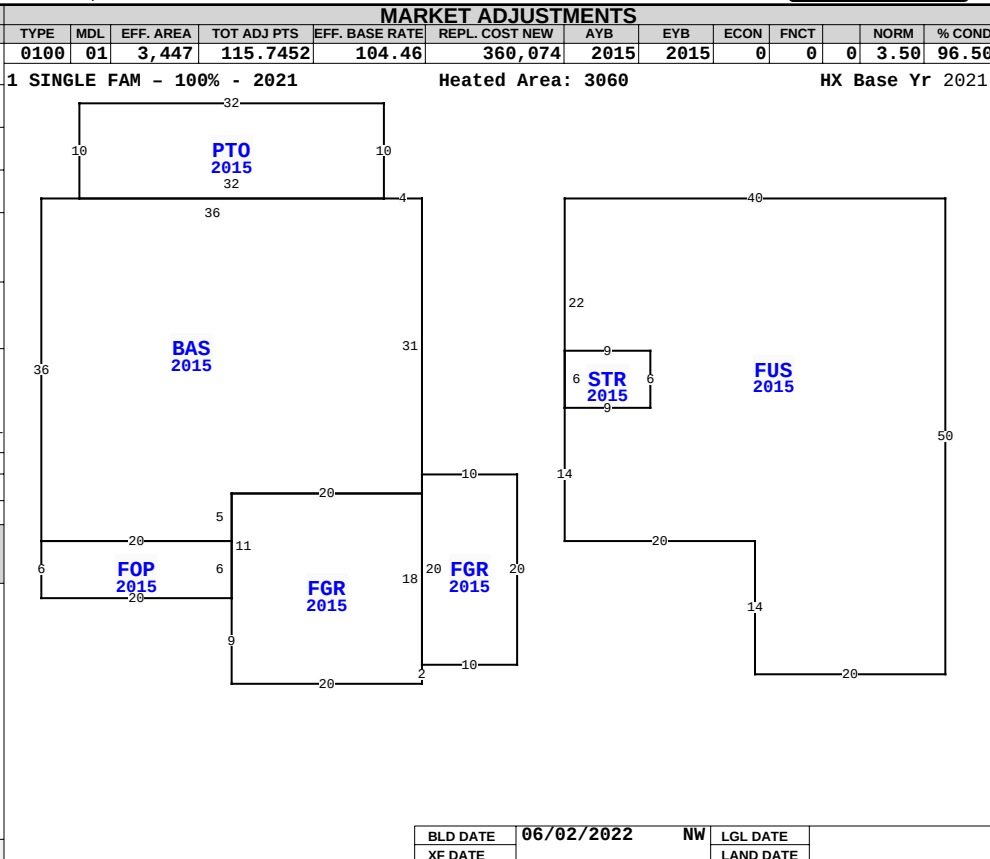
TOTALS	4,154		3,447	347,471
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EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	949.00	SF	5.20	5.20	100	2015	2015	3	96	4,737	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2015	2015	3	96	393	

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



77238 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,471
TOTAL MARKET OB/XF VALUE		5,130
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		402,601
SOH/AGL Deduction		133,165
ASSESSED VALUE		269,436
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		219,436
TOTAL JUST VALUE		402,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529829	CO ISSUED	0	10/28/2015
B1529829	NEW CONSTR	371,023	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2418/0557	12/17/2020	WD	Q	I	01	320,000
GRANTOR: JOHNSON WILLIAM P JR						
GRANTEE: GOFF CLIFFORD & BRA						
2019/1607	12/11/2015	SW	Q	I	01	259,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: JOHNSON WILLIAM P J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 PTO=[YR=2015] N10 W32 S10 E32\$ W36 S36
FOP=[YR=2015] S6 E20 FGR=[YR=2015] S9 E20 N2 FGR=[YR=2015]
E10 N20 W10 S20\$ N18 W20 S11\$ N6 W20\$ E20 N5 E20 N31\$ PTR=E15
FUS=[YR=2015] E40 S50 W20 N14 W20 N14 STR=[YR=2015] E9 N6
W9 S6\$ N22\$ W15\$.