

LOT 222
IN OR 2117/1029
LUMBER CREEK #1 PB 7/295 N/K/A

BENNETT RAYMOND N/PATRICK PHYLLIS L
77194 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0222-0000



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	1,811	100	1,811	193,257
FGR	400	55	220	23,476
FOP	84	30	25	2,668
FSP	104	40	42	4,482
PTO	156	5	8	854

TOTALS	2,555		2,106	224,736
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	673.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	165.00	SF	6.50	6.50	

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	

REVIEW DATE 02/01/2023 BY NWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,106	122.8430	110.87	233,492	2017	2017	0	0	3.75	96.25
1 SINGLE FAM - 100% - 2023 Heated Area: 1811 HX Base Yr											

77194 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		224,736	
TOTAL MARKET OB/XF VALUE		11,796	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		286,532	
SOH/AGL Deduction		0	
ASSESSED VALUE		286,532	
TOTAL EXEMPTION VALUE		13	286,532
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		286,532	
NCON VALUE		8,631	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,159	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003702	CO ISSUED	0	04/26/2017
B1733657	NEW CONSTR	234,391	01/03/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2117/1029	4/28/2017	SW	Q	I	02
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: BENNETT RAYMOND N &					
2058/1368	7/13/2016	WD	U	V	11
GRANTOR: TRG CFG PROJECT I LLC					
GRANTEE: ADAMS HOMES OF NORT					

BUILDING NOTES											
BAS=[YR=2017] W13 PTO=[YR=2022] N12 W13 S12 E13\$ FSP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W13 S55 E10 FOP=[YR=2017] S6 E9 FGR=[YR=2017] S4 E20 N20 W20 S16\$ N12 W5 S6 W4\$ E4 N6 E5 N4 E20 N45\$.											

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	

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