

LOT 226
IN OR 2025/601
LUMBER CREEK #1 PB 7/295 N/K/A

BONEWICZ ALLAN M & ELEANOR F
77214 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0226-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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
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NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	1,600	175,259
FGR	400	55	220	24,098
FOP	91	30	27	2,958
FSP	300	40	120	13,144
PTO	126	5	6	657

TOTALS	2,517		1,973	216,117
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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	23	3	69.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	667.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	
4	0463	FENCE 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	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

REVIEW DATE	06/16/2020	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,973	125.7732	113.51	223,955	2015	2015	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2017											
Heated Area: 1600											
HX Base Yr 2017											

77214 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		216,117	
TOTAL MARKET OB/XF VALUE		9,471	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		275,588	
SOH/AGL Deduction		94,856	
ASSESSED VALUE		180,732	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		130,732	
TOTAL JUST VALUE		275,588	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,887	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530772	NEW CONSTR	206,067	07/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2025/0601	1/15/2016	SW	Q	I	01	198,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: BONEWICZ ALLAN M &						
1987/1005	5/28/2015	SW	Q	V	01	5,557,142
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: MARONDA HOMES INC 0						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2015] W30 S10 PTO=[YR=2019] N9 W14 S9 E14\$											
BAS=[YR=2015] W20 S32 E17 FOP=[YR=2015] S7 E13											
FGR=[YR=2015] S13 E20 N20 W20 S7\$ N7 W13\$ E33 N32 W30\$ E30 N10\$.											

TOTAL OB/XF											
9,471											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

Market:	0	Agricultural:	0	Common:	50,000
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