

LOT 38
IN OR 2211/367
LUMBER CREEK PUD-PHASE 2

MITTON ROGER & WENDY
77759 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0038-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,733	120.3360	108.60	296,804	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 2443														
Roof Cover	03	COMP SHNGL 100	FOP 2018													HX Base Yr 2020														
Interior Wall	05	DRYWALL 100	BAS 2018													FUS 2018														
Interior Floo	08	SHT VINYL 50	FGR 2018													FOP 2018														
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	5	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			4073.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,407	100	1,407	150,508																										
FGR	447	55	246	26,315																										
FOP	42	30	13	1,391																										
FOP	88	30	26	2,782																										
FUS	1,036	100	1,036	110,822																										
STR	48	10	5	535																										
TOTALS			3,068	2,733	292,352																									
EXTRA FEATURES			77759 LUMBER CREEK BLVD, YULEE																											
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	564.00	SF	5.20	5.20	100	2018	2018	3	98	2,874														
2	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2020	2020	3	95	4,560														
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588														
TOTAL OB/XF																		8,022												
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	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 03/03/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														