

LOT 72
LUMBER CREEK PUD-PHASE 2
PBK 8/217

YEARTON AVREE CHANCE/MROZINSKI KRISTIN E
77822 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0072-0000



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	VALUATION SUMMARY													
Exterior Wall	10	ABOVE AVG 100	0100	01	1,831	126.5000	114.17	209,045	2018	2018	0	0	0	1.50	98.50	STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1543												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022												
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 70																										
Interior Floor	08	SHT VINYL 30																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
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			4073.100																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,543	100	1,543	173,522																								
FGR	439	55	241	27,102																								
FOP	54	30	16	1,800																								
FOP	104	30	31	3,486																								
TOTALS			2,140	1,831	205,909																							
EXTRA FEATURES			77822 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	603.00	SF	5.20	5.20	100	2018	2018	3	98	3,073												
2	0471	VINYL FNC	0	100	0	0	108.00	LF	32.00	32.00	100	2020	2020	3	98	3,387												
LAND DESCRIPTION			TOTAL OB/XF 6,460																									
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 05/19/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																												