

WYATT WALLACE E & JOANN
77659 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0013-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
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	2019	2019	0	0	0	1.00	99.00	VALUATION BY										STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2021													Heated Area: 1543										HX Base Yr 2021									
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE										206,955									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										2,945									
Interior Floo		08	SHT VINYL 70															TOTAL LAND VALUE - MARKET										50,000									
Interior Floo		14	CARPET 30															TOTAL MARKET VALUE										259,900									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction										65,294									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE										194,606									
Bedrooms			3 100															TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms			2 100															BASE TAXABLE VALUE										144,606									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE										259,900									
Stories		1.	1. 100															NCON VALUE										0									
Units		0	0 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										224,263																						
Quality		06	Quality Level 06																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4073.200																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	1,543	100	1,543	174,402																																	
FGR	439	55	241	27,240																																	
FOP	54	30	16	1,809																																	
FOP	104	30	31	3,504																																	
TOTALS		2,140		1,831	206,955																																
EXTRA FEATURES					77659 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	572.00	SF	5.20	5.20	100	2019	2019	3	99	2,945																							