LOT 18
LUMBER CREEK PUD-PHASE 3
OR 2226/853

OQUENDO JOSE
77639 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

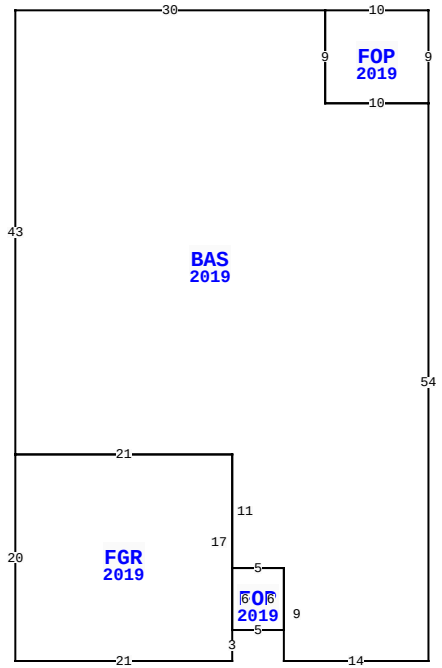
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	240,601
FGR	420	55	231	28,284
FOP	30	30	9	1,102
FOP	90	30	27	3,306
TOTALS	2,505		2,232	273,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,232	137.0432	123.68	276,054	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1965 HX Base Yr



77639 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,293
TOTAL MARKET OB/XF VALUE	3,243
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	326,536
SOH/AGL Deduction	0
ASSESSED VALUE	326,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	326,536
TOTAL JUST VALUE	326,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003010	NEW CONSTR	265,861	03/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2631/279	4/12/2023	QC	U	I	11	100
GRANTOR: OQUENDO JOSE						
GRANTEE: OQUENDO JOSE						
2626/1339	3/21/2023	WD	Q	I	01	345,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: OQUENDO JOSE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W10 BAS=[YR=2019] W30 S43 FGR=[YR=2019] S20 E21 N3 FOP=[YR=2019] E5 N6 W5 S6$ N17 W21$ E21 S11 E5 S9 E14 N54 W10 N9$ S9 E10 N9$.

EXTRA FEATURES

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	0	0	0	630.00	SF	5.20	5.20	100	2019	2019	3	99	3,243	

LAND DESCRIPTION

TOTAL OB/XF 3,243

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/03/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS