LOT 19
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MAIMONE LINDA/MAIMONE SAMUEL W
77635 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0019-0000

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

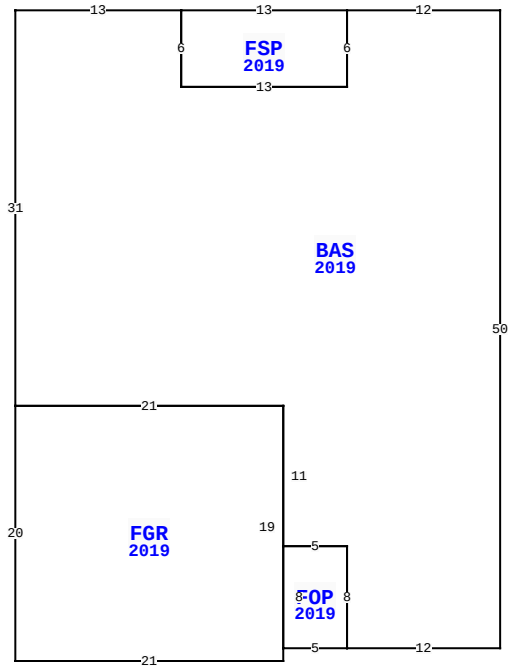
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	163,424
FGR	420	55	231	27,296
FOP	40	30	12	1,418
FSP	78	40	31	3,663
TOTALS	1,921		1,657	195,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	132.2500	119.36	197,780	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1383 HX Base Yr 2022



77635 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		195,802
TOTAL MARKET OB/XF VALUE		7,785
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		253,587
SOH/AGL Deduction		100,697
ASSESSED VALUE		152,890
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		102,890
TOTAL JUST VALUE		253,587
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903199	NEW CONSTR	194,370	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1082	5/12/2021	WD	Q	I	01	257,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MAIMONE LINDA & SAM						
2437/1529	2/25/2021	WD	U	I	37	219,500
GRANTOR: BAILEY DAWN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FSP=[YR=2019] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8$ N19 W21 $ E21 S11 E5 S8 E12 N50$.

EXTRA FEATURES

LN	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	597.00	SF	5.20	5.20	100	2019	2019	3	99	3,073	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	96	4,424	

LAND DESCRIPTION

TOTAL OB/XF 7,785

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

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