

LOT 28
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ROBINSON WILLIAM & DIANE
77559 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4073.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	170,242
FGR	420	55	231	28,436
FOP	40	30	12	1,477
FSP	78	40	31	3,816
USP	130	30	39	4,801

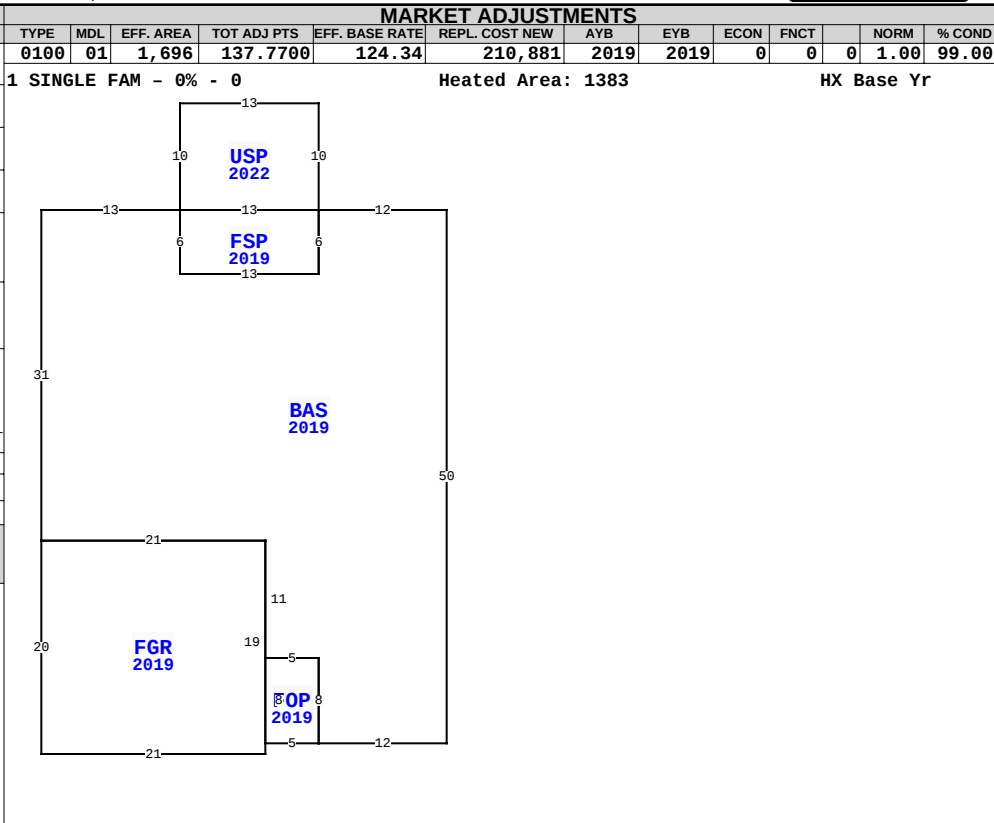
TOTALS	2,051		1,696	208,772
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EXTRA FEATURES

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	759.00	SF	5.20	5.20	100	2019	2019	3	99	3,907	
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	100	300	
3	0476	VF 6 SBPL	0	0	0	144.00	LF	32.00	32.00	100	2022	2022	3	100	4,608	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	



77559 LUMBER CREEK BLVD, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,696	137.7700	124.34	210,881	2019	2019	0	0	1.00	99.00

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		208,772
TOTAL MARKET OB/XF VALUE		8,815
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,587
SOH/AGL Deduction		12,204
ASSESSED VALUE		255,383
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		255,383
TOTAL JUST VALUE		267,587
NCON VALUE		10,923
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000207	ADDITION	3,892	01/05/2022
19002665	NEW CONSTR	194,370	03/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2477/1393	6/30/2021	WD	Q	I	01	275,000
GRANTOR: MENDEZ SHEILA K & LOU						
GRANTEE: ROBINSON WILLIAM &						
2403/1475	10/16/2020	FJ	U	I	11	100
GRANTOR: MENDEZ LOUIS RAMON ES						
GRANTEE: MENDEZ SHELIA KAY						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2019] W12 USP=[YR=2022] N10 W13 S10 E13\$
FSP=[YR=2019] S6 W13 N6 E13\$ 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\$.