

LOT 75
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MULLIS MEAGAN/MILLER JOHN
77558 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0075-0000



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	136.9650	123.61	226,330	2019	2019	0	0	1.00	99.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1543																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	11	CLAY TILE 70														BUILDING MARKET VALUE										224,067									
Interior Floo	14	CARPET 30														TOTAL MARKET OB/XF VALUE										3,274									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										50,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										277,341									
Bedrooms		3 100														SOH/AGL Deduction										69,970									
Bathrooms		2 100														ASSESSED VALUE										207,371									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										157,371									
Units		0 100														TOTAL JUST VALUE										277,341									
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										238,721																						
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	188,823																															
FGR	439	55	241	29,492																															
FOP	54	30	16	1,958																															
FOP	104	30	31	3,794																															
TOTALS		2,140	1,831	224,067																															
EXTRA FEATURES		77558 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	636.00	SF	5.20	5.20	100	2019	2019	3	99	3,274																				
LAND DESCRIPTION																																			
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 08/22/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																																			