

LOT 150
LUMBER CREEK PUD-PHASE 3
OR 2226/853

DAMICO GEOFFREY G & O'ROURKE ROXANNE
O'ROURKE ROXANNE (M/C), 77422 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0150-0000



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	PAGE 1 of 1											
Exterior Wall	10	ABOVE AVG 100	0100	01	1,831	128.1100	115.62	211,700	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023												Heated Area: 1543											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2023											
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		3 100																								
Bathrooms		2 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 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	1,543	100	1,543	177,510																						
FGR	439	55	241	27,725																						
FOP	54	30	16	1,841																						
FOP	104	30	31	3,566																						
TOTALS			2,140	1,831	210,642																					
EXTRA FEATURES			77422 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	648.00	SF	5.20	5.20	100	2020	2020	3	99	3,336											
77422 LUMBER CREEK BLVD, YULEE																										
BLD DATE 06/02/2022 NW LGL DATE																										
XF DATE LAND DATE																										
INC DATE AG DATE																										
TOTAL OB/XF 3,336																										
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 12/08/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																										