

LOT 160
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FINCH RACHAEL ET AL/MURPHY NATHAN
77330 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0160-0000



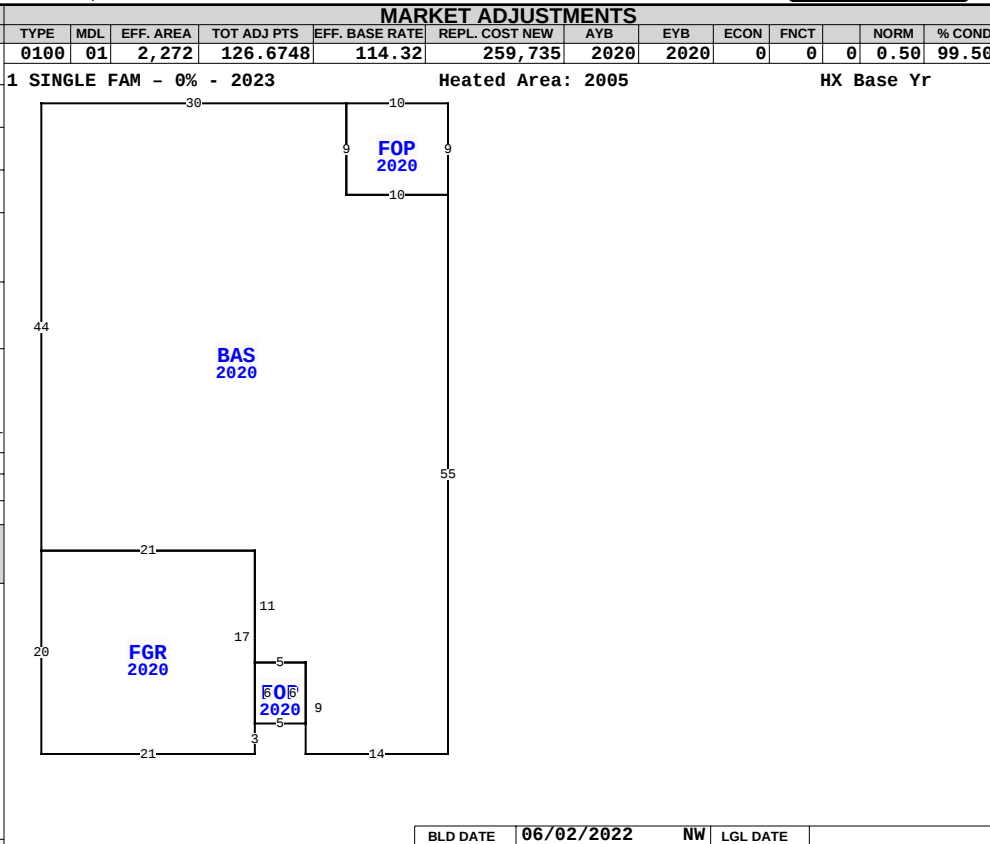
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,005	100	2,005	228,066
FGR	420	55	231	26,276
FOP	30	30	9	1,024
FOP	90	30	27	3,072
TOTALS	2,545		2,272	258,436

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	648.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00



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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	258,436								
TOTAL MARKET OB/XF VALUE	3,336								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	311,772								
SOH/AGL Deduction	0								
ASSESSED VALUE	311,772								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	311,772								
TOTAL JUST VALUE	311,772								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	267,474								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012940	CO ISSUED	0	12/28/2020
20008087	NEW CONSTR	265,655	09/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2633/231	4/20/2023	WD	Q	I	01	350,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: FINCH RACHAEL ET AL							
2563/1862	5/09/2022	WD	U	I	37	393,500	
GRANTOR: KING ELIJAH & BRITTAN							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W10 BAS=[YR=2020] W30 S44 FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N6 W5 S6\$ N17 W21\$ E21 S11 E5 S9 E14 N55 W10 N9\$ S9 E10 N9\$.									