

LOT 4
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE 1 REPLAT

JMR ENTERPRISES INC
6191 WAKULLA SPRING RD
JACKSONVILLE, FL 32258

2024

09-2N-27-1290-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4073.00	

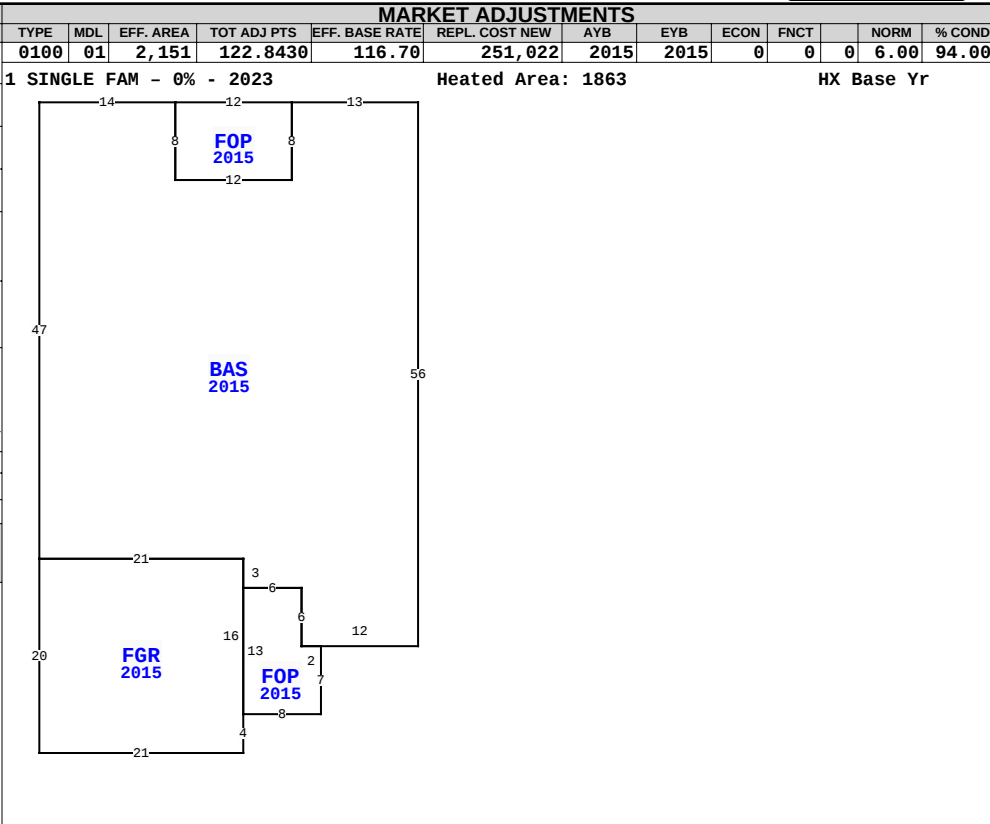
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,863	100	1,863	204,367
FGR	420	55	231	25,341
FOP	92	30	28	3,072
FOP	96	30	29	3,181

TOTALS	2,471		2,151	235,961
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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	0	623.00	SF	5.20	5.20	100	2015	2015	3	95	3,078	
2	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2015	2015	3	95	247	

LAND DESCRIPTION			TOTAL OB/XF 3,325														
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
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000

REVIEW DATE 06/15/2020 BY NWA



77281 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				235,961	
TOTAL MARKET OB/XF VALUE				3,325	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				289,286	
SOH/AGL Deduction				0	
ASSESSED VALUE				289,286	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				289,286	
TOTAL JUST VALUE				289,286	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				279,321	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530636	CO ISSUED	0	10/05/2015
B1530636	NEW CONSTR	233,738	06/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2555/0733	3/24/2022	WD	U	I	11	100
GRANTOR: REJANOVINSKY LEV						
GRANTEE: JMR ENTERPRISES INC						
2336/0212	1/06/2020	SW	U	I	18	191,000
GRANTOR: SECRETARY OF VETERAN						
GRANTEE: REJANOVINSKY LEV						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2015] W13 FOP=[YR=2015] W12 S8 E12 N8\$ S8 W12 N8 W14 S47 FGR=[YR=2015] S20 E21 N4 FOP=[YR=2015] E8 N7 W2 N6 W6 S13\$ N16 W21\$ E21 S3 E6 S6 E12 N56\$.																

Common: 50,000 PRINTED 08/06/2024 BY SYS