

LOT 5
IN OR 2228/1121
LUMBER CREEK #1 PB 7/295 N/K/A

LADROW MALLORY K
77277 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0005-0000



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	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
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
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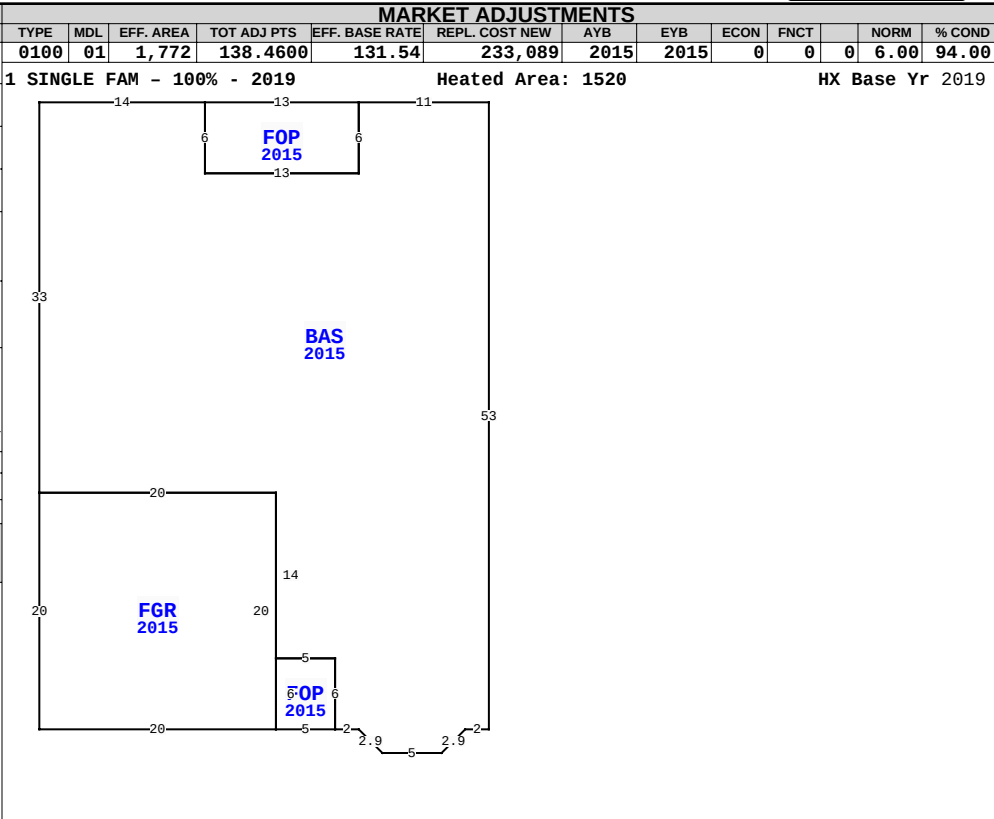
NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100	1,520	187,945
FGR	400	55	220	27,203
FOP	30	30	9	1,113
FOP	78	30	23	2,844

TOTALS	2,028		1,772	219,104
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	674.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	0471	VINYL FNC	0	100	0	0	102.00	LF	32.00	32.00	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



77277 LUMBER CREEK BLVD, YULEE

77277 LUMBER CREEK BLVD, YULEE				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
674.00	SF	5.20	5.20	100	2015	2015	3	95	3,330		
24.00	SF	6.50	6.50	100	2015	2015	3	95	148		
1.00	UT	300.00	300.00	100	2019	2019	3	95	285		
102.00	LF	32.00	32.00	100	2019	2019	3	95	3,101		
288.00	SF	10.00	10.00	100	2019	2019	3	90	2,592		

TOTAL OB/XF											9,456	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		219,104	
TOTAL MARKET OB/XF VALUE		9,456	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		278,560	
SOH/AGL Deduction		86,171	
ASSESSED VALUE		192,389	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		142,389	
TOTAL JUST VALUE		278,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		269,418	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529936	NEW CONSTR	188,808	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2228/1121	10/05/2018	WD Q	I	I	01
GRANTOR: ELDFRICK DONALD S & L					
GRANTEE: LADROW MALLORY K					
2046/0391	5/16/2016	SW Q	I	I	01
GRANTOR: ADAMS HOMES OF NORTHW					
GRANTEE: ELDFRICK DONALD S &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W11 FOP=[YR=2015] W13 S6 E13 N6\$ S6 W13 N6 W14 S33 FGR=[YR=2015] S20 E20 FOP=[YR=2015] E5 N6 W5 S6\$ N20 W20\$ E20 S14 E5 S6 E2 D2 R2 E5 U2 R2 E2 N53\$.											