

LOT 8
IN OR 2570/1992
LUMBER CREEK #1 PB 7/295 N/K/A

DWYER JOSEPH B & LAURA R
77263 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0008-0000



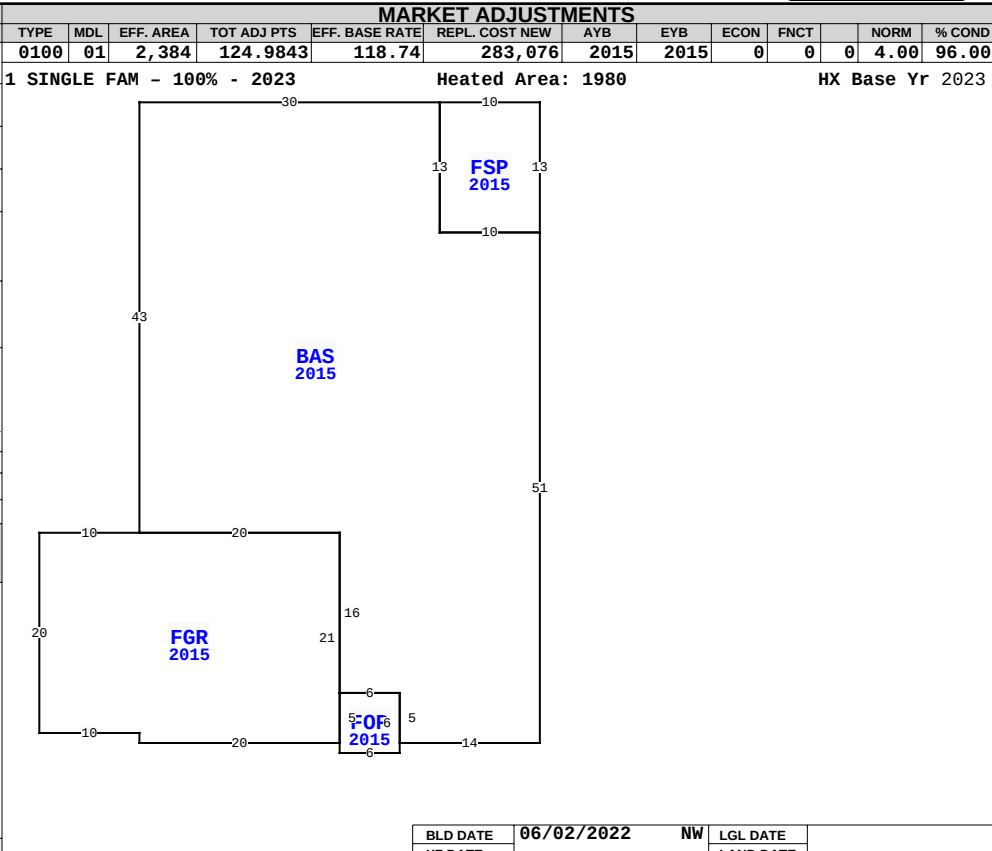
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,980	100	1,980	225,701
FGR	620	55	341	38,870
FOP	36	30	11	1,254
FSP	130	40	52	5,927
TOTALS	2,766		2,384	271,753

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	914.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	9	3	27.00	SF	6.50	6.50	

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



77263 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,682											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		271,753	
TOTAL MARKET OB/XF VALUE		4,682	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		326,435	
SOH/AGL Deduction		2,774	
ASSESSED VALUE		323,661	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		273,661	
TOTAL JUST VALUE		326,435	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		314,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529872	CO ISSUED	0	08/11/2015
B1529872	NEW CONSTR	250,813	01/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2570/1992	6/15/2022	WD	Q	I	01
					SALE PRICE 397,500
GRANTOR: CHROMICZ KAREN R & JO					
GRANTEE: DWYER JOSEPH B & LA					
2001/0539	8/14/2015	SW	Q	I	02
					208,200
GRANTOR: MARONDA HOMES INC OF					
GRANTEE: CHROMICZ KAREN R &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2015] W10 BAS=[YR=2015] W30 S43 FGR=[YR=2015] W10 S20 E10 S1 E20 FOP=[YR=2015] S1 E6 N6 W6 S5\$ N21 W20\$ E20 S16 E6 S5 E14 N51 W10 N13\$ S13 E10 N13\$.											