LOT 9
IN OR 2183/774
LUMBER CREEK #1 PB 7/295 N/K/A

MILLS IVAN A & SARAH MISCHELLE
77259 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0009-0000

BUILDING CHARACTERISTICS

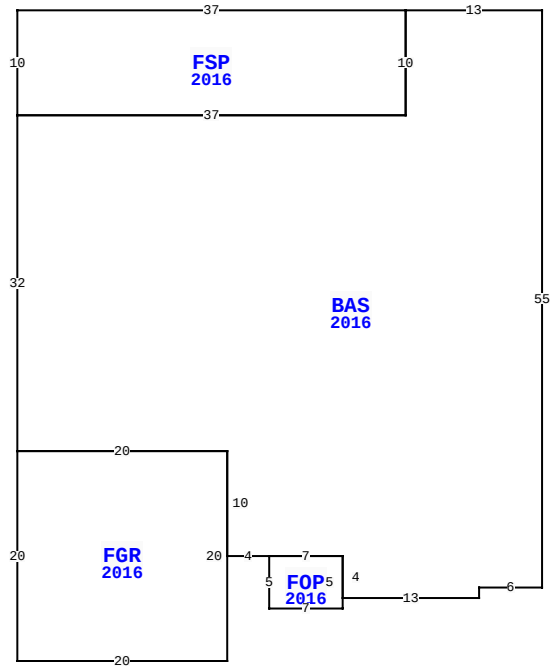
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	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	2,100	100	2,100	239,309
FGR	400	55	220	25,071
FOP	35	30	10	1,140
FSP	370	40	148	16,865
TOTALS	2,905		2,478	282,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,478	124.3104	118.09	292,627	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2100 HX Base Yr 2019



77259 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,385
TOTAL MARKET OB/XF VALUE		58,012
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		390,397
SOH/AGL Deduction		104,840
ASSESSED VALUE		285,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,557
TOTAL JUST VALUE		390,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008019	SWIM POOL	90,000	05/24/2022
22008033	ADDITION	26,946	05/24/2022
B1531011	CO ISSUED	0	04/04/2016
B1531011	NEW CONSTR	261,733	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2183/0774	3/13/2018	WD	Q	I	01	249,900
GRANTOR: WELLS ROGER T						
GRANTEE: MILLS IVAN A & SARA						
2040/0281	4/08/2016	SW	Q	I	01	239,200
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: WELLS ROGER T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W13 FSP=[YR=2016] W37 S10 E37 N10$ S10 W37 S32 FGR=[YR=2016] S20 E20 N20 W20$ E20 S10 E4 FOP=[YR=2016] S5 E7 N5 W7$ E7 S4 E13 N1 E6 N55$.

EXTRA FEATURES

LN	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	552.00	SF	5.20	5.20	100	2016	2016	3	96	2,756	
2	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	2016	2016	3	96	393	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
4	0476	VF 6 SBPL	0	100	100	0	100.00	LF	32.00	32.00	100	2021	2021	3	98	3,136	
5	0861	POOL GUNIT	0	100	0	0	344.00	SF	85.00	85.00	100	2022	2022	3	98	28,655	
6	0911	SCRN RM A	0	100	50	18	900.00	SF	17.50	17.50	100	2022	2022	3	97	15,278	
7	0855	CONC PAVER	0	100	0	0	556.00	SF	10.00	10.00	100	2022	2022	3	100	5,560	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 58,012

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		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 12/19/2022 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS