LOT 11
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

GREEN BETHANY/OBERHAUS JEFFREY DAVID
77249 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0011-0000

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		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

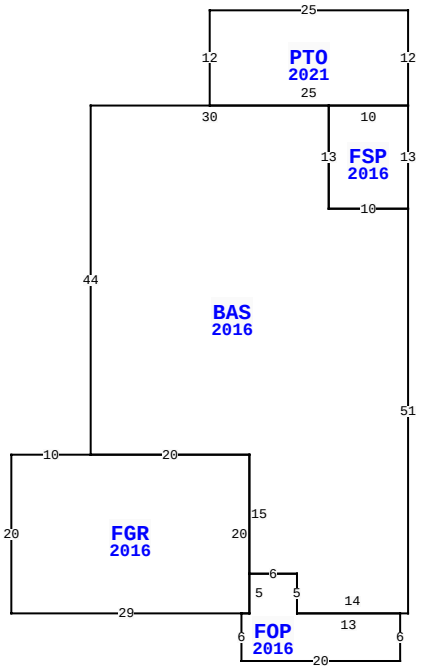
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2,000	226,466
FGR	600	55	330	37,367
FOP	150	30	45	5,095
FSP	130	40	52	5,888
PTO	300	5	15	1,698
TOTALS	3,180		2,442	276,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	123.5192	117.34	286,544	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 50% - 2022 Heated Area: 2000 HX Base Yr 2022



77249 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		276,515
TOTAL MARKET OB/XF VALUE		10,622
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,137
SOH/AGL Deduction		23,914
ASSESSED VALUE		313,223
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		263,223
TOTAL JUST VALUE		337,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531332	CO ISSUED	0	04/29/2016
B1531332	NEW CONSTR	254,543	10/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/0509	11/11/2020	WD	Q	I	01	284,000
GRANTOR: WOLLBERG JASON M & KI						
GRANTEE: GREEN BETHANY & JEF						
2215/0278	7/31/2018	WD	Q	I	01	242,000
GRANTOR: THE DODGENS REVOCABLE						
GRANTEE: WOLLBERG JASON M &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] N12 W25 S12 E25$ FSP=[YR=2016] W10 BAS=[YR=2016] W30 S44 FGR=[YR=2016] W10 S20 E29 FOP=[YR=2016] S6 E20 N6 W13 N5 W6 S5 W1$ E1 N20 W20$ E20 S15 E6 S5 E14 N51 W10 N13$ S13 E10 N13$.

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	50	0	0	937.00	SF	5.20	5.20	100	2016	2016	3	96	4,678	
2	0810	CONCRETE A	0	50	0	0	30.00	SF	6.50	6.50	100	2016	2016	3	96	187	
3	0470	VNYL GATE	0	50	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
4	0471	VINYL FNC	0	50	0	0	180.00	LF	32.00	32.00	100	2019	2019	3	95	5,472	

LAND DESCRIPTION

TOTAL OB/XF 10,622

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	50		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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS