LOT 12
IN OR 2020/330
LUMBER CREEK #1 PB 7/295 N/K/A

STIERHEIM MATTHEW B
77241 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

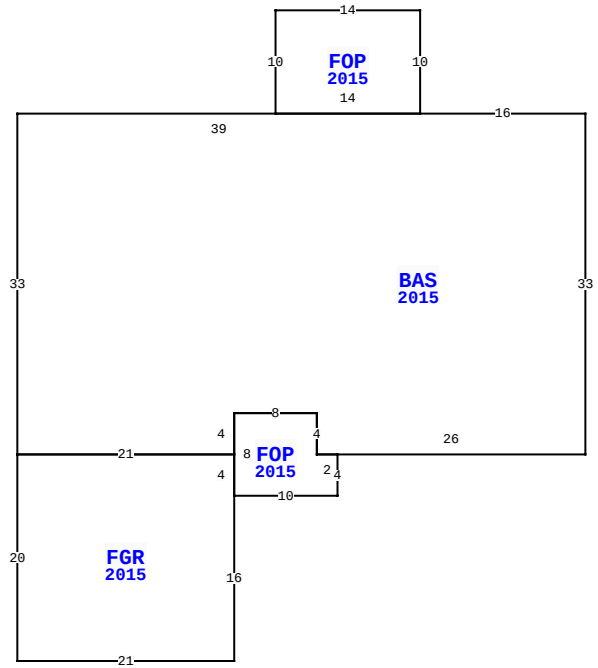
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	206,720
FGR	420	55	231	26,782
FOP	72	30	22	2,550
FOP	140	30	42	4,869
TOTALS	2,415		2,078	240,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,078	129.8304	123.34	256,301	2015	2015	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1783 HX Base Yr 2016



77241 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,923
TOTAL MARKET OB/XF VALUE		8,747
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,670
SOH/AGL Deduction		101,220
ASSESSED VALUE		198,450
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,450
TOTAL JUST VALUE		299,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531044	CO ISSUED	0	12/11/2015
B1531044	NEW CONSTR	221,446	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2020/0330	12/18/2015	SW	Q	I	02	199,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: STIERHEIM MATTHEW B						
1957/0239	1/08/2015	SW	Q	V	05	389,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 FOP=[YR=2015] N10 W14 S10 E14$ W39 S33
FGR=[YR=2015] S20 E21 N16 FOP=[YR=2015] E10 N4 W2 N4 W8 S8$
N4 W21$ E21 N4 E8 S4 E26 N33$.

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	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	2015	2015	3	95	445	
2	0811	CONCRETE B	0	100	0	0	589.00	SF	5.20	5.20	100	2015	2015	3	95	2,910	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
4	0471	VINYL FNC	0	100	0	0	168.00	LF	32.00	32.00	100	2019	2019	3	95	5,107	

LAND DESCRIPTION

TOTAL OB/XF 8,747

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 06/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS