

LOT 13
IN OR 2000/757
LUMBER CREEK #1 PB 7/295 N/K/A

DUKE NINDA B
77237 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0013-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	20 FACE BRICK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

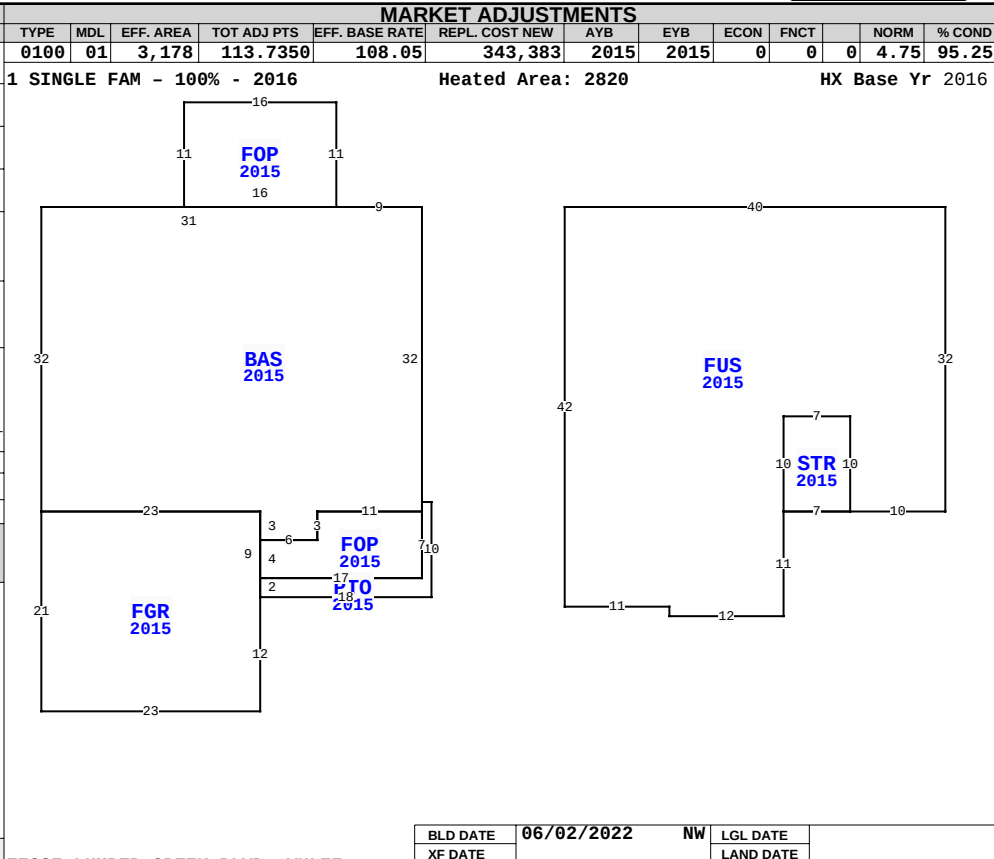
MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4073.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	1,298	133,587
FGR	483	55	266	27,376
FOP	101	30	30	3,088
FOP	176	30	53	5,455
FUS	1,522	100	1,522	156,641
PTO	44	5	2	206
STR	70	10	7	720

TOTALS	3,694		3,178	327,072
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	669.00	SF	5.20
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50



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

LAND DESCRIPTION										TOTAL OB/XF							3,731	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		
REVIEW DATE		06/15/2020		BY NWA		Total Acres: 0.00			Total Land Value: 50,000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										327,072				
TOTAL MARKET OB/XF VALUE										3,731				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										380,803				
SOH/AGL Deduction										216,010				
ASSESSED VALUE										164,793				
TOTAL EXEMPTION VALUE										50,000				HX HB
BASE TAXABLE VALUE										114,793				
TOTAL JUST VALUE										380,803				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										366,520				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529935	CO ISSUED	0	07/16/2015
B1529935	NEW CONSTR	336,962	02/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2000/0757	8/31/2015	SW	Q	I	02	250,000	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: DUKE NINDA 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] W9 FOP=[YR=2015] N11 W16 S11 E16\$ W31 S32									
FGR=[YR=2015] S21 E23 N12 PTO=[YR=2015] E18 N10 W1 S1									
FOP=[YR=2015] W11 S3 W6 S4 E17 N7\$ S7 W17 S2\$ N9 W23\$ E23 S3									
E6 N3 E11 N32\$ PTR= E15 FUS=[YR=2015] E40 S32 W10									
STR=[YR=2015] N10 W7 S10 E7\$ W7 S11 W12 N1 W11 N42\$ W15\$.									