LOT 15
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

MILLER BILLY
77229 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0015-0000

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 70
Interior Floo	08	SHT VINYL 30
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

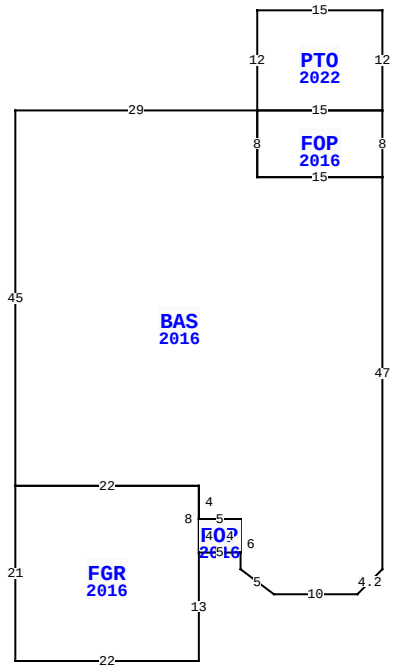
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	226,969
FGR	462	55	254	27,570
FOP	20	30	6	651
FOP	120	30	36	3,907
PTO	180	5	9	977
TOTALS	2,873		2,396	260,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	120.5890	114.56	274,486	2016	2016	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2024 Heated Area: 2091 HX Base Yr 2024



77229 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		260,075
TOTAL MARKET OB/XF VALUE		5,607
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		315,682
SOH/AGL Deduction		0
ASSESSED VALUE		315,682
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,682
TOTAL JUST VALUE		315,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631832	CO ISSUED	0	06/29/2016
B1631832	NEW CONSTR	261,457	02/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1130	9/05/2023	WD	Q	I	02	365,000
GRANTOR: COOK CRAIG D & JAIME						
GRANTEE: MILLER BILLY						
2056/1468	6/30/2016	SW	Q	I	01	197,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: COOK CRAIG D & JAIM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W15 BAS=[YR=2016] W29 S45 FGR=[YR=2016] S21 E22 N13 FOP=[YR=2016] E5 N4 W5 S4 $ N8 W22 $ E22 S4 E5 S6 D3 R4 E10 U3 R3 N47 W15 N8 $ S8 E15 N8 $ PTO=[YR=2022] N12 W15 S12 E15$.

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	0	0	711.00	SF	6.50	6.50	100	2016	2016	3	96	4,437	
2	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2022	2022	3	100	1,170	

LAND DESCRIPTION

TOTAL OB/XF 5,607

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 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