

LOT 19
IN OR 2133/74
LUMBER CREEK #1 PB 7/295 N/K/A

PRIOR ALEXANDER LEE & MANDI C
77211 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 50
Exterior Wall	17 CB STUCCO 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	04 REIN CONC 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
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NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	996	117,239
FGR	380	55	209	24,601
FOP	42	30	13	1,531
FUS	1,202	100	1,202	141,487
PTO	180	5	9	1,059
STR	44	10	4	470
USP	180	30	54	6,356

TOTALS	3,024	2,487	292,743
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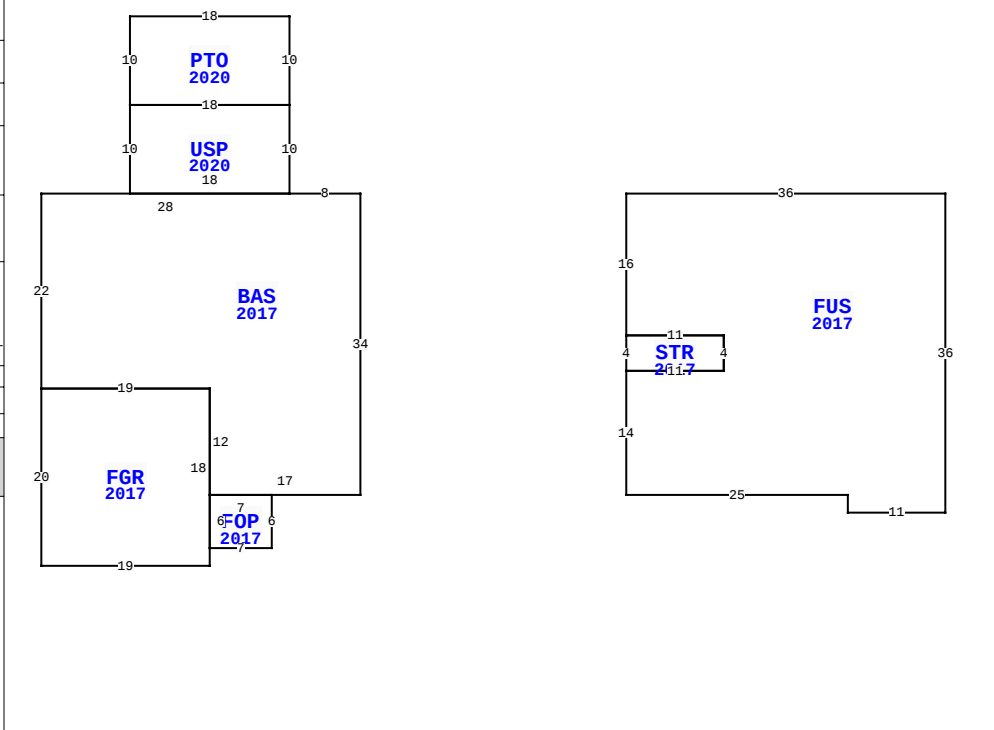
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
2	0811	CONCRETE B	0 100	0	0	716.00	SF	5.20	5.20	100	2017	2017	3	97	3,612	
3	0810	CONCRETE A	0 100	0	0	195.00	SF	6.50	6.50	100	2020	2020	3	99	1,255	
4	0911	SCRN RM A	0 100	10	18	180.00	SF	17.50	17.50	100	2020	2020	3	90	2,835	
5	0476	VF 6 SBPL	0 100	80	0	80.00	LF	32.00	32.00	100	2021	2021	3	98	2,509	

LAND DESCRIPTION		TOTAL OB/XF														10,505
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
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	10/14/2020	BY	NW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,487	127.7328	121.35	301,797	2017	2017	0	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2018				Heated Area: 2198				HX Base Yr 2018					



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

77211 LUMBER CREEK BLVD, YULEE																
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		292,743	
TOTAL MARKET OB/XF VALUE		10,505	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		353,248	
SOH/AGL Deduction		108,316	
ASSESSED VALUE		244,932	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		194,932	
TOTAL JUST VALUE		353,248	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004184	SCRN ROOM	8,694	07/16/2020
17004911	CO ISSUED	0	06/02/2017
B1633630	NEW CONSTR	267,376	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2133/0074	7/07/2017	SW	Q	I	02
GRANTOR: MARONDA HOMES INC OF					SALE PRICE
GRANTEE: PRIOR ALEXANDER LEE					238,700
1994/0089	7/24/2015	SW	Q	V	05
GRANTOR: TRG CFG PROJECT I LLC					194,500
GRANTEE: MARONDA HOMES INC 0					

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2017] W8 USP=[YR=2020] N10 PTO=[YR=2020] N10 W18 S10 E18\$ W18 S10 E18\$ W28 S22 FGR=[YR=2017] S20 E19 N2 FOP=[YR=2017] E7 N6 W7 S6\$ N18 W19\$ E19 S12 E17 N34\$ PTR=[YR=2017] E30 FUS=[YR=2017] E36 S36 W11 N2 W25 N14 STR=[YR=2017] N4 E11 S4 W11\$ E11 N4 W11 N16\$ W30\$.																