

LOT 20
IN OR 2104/1629
LUMBER CREEK #1 PB 7/295 N/K/A

CATER WILLIAM S & SHELLY M
77205 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0020-0000



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	07	CORK/VILE 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
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NEIGHBORHOOD/LOC	4073.00
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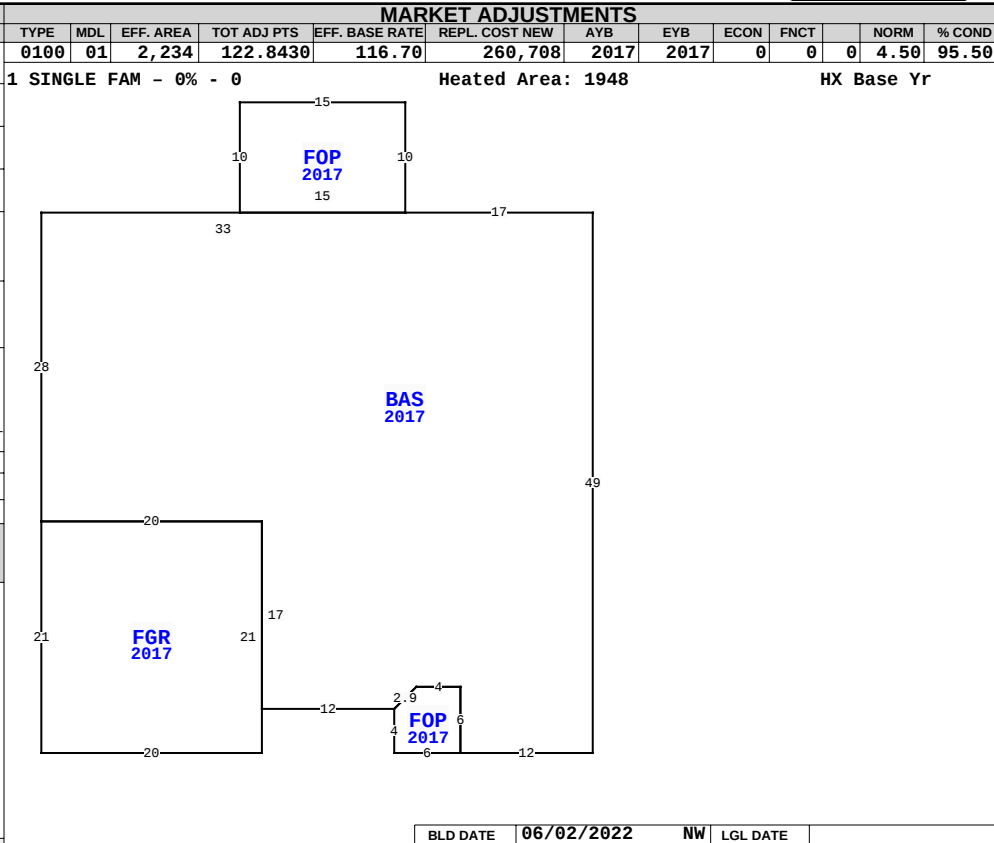
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	1,948	217,102
FGR	420	55	231	25,745
FOP	34	30	10	1,114
FOP	150	30	45	5,016
TOTALS	2,552		2,234	248,976

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	0811	CONCRETE B	0	0	0	751.00	SF	5.20	5.20	100	2017	2017	3	97	3,788	
2	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
3	0476	VF 6 SBPL	0	0	100	100.00	LF	32.00	32.00	100	2021	2021	3	98	3,136	

LAND DESCRIPTION															
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
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

REVIEW DATE	07/09/2024	BY	KBA
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77205 LUMBER CREEK BLVD, YULEE

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

TOTAL OB/XF															
7,218															

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY															
VALUATION SUMMARY															PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,976
TOTAL MARKET OB/XF VALUE		7,218
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		306,194
SOH/AGL Deduction		27,611
ASSESSED VALUE		278,583
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		278,583
TOTAL JUST VALUE		306,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633100	CO ISSUED	0	02/14/2017
B1633100	NEW CONSTR	240,209	09/21/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2104/1629	3/02/2017	SW	Q	I	01	208,900	

GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: CATER WILLIAM S & S							
2058/1368	7/13/2016	WD	U	V	11	100	
GRANTOR: TRG CFG PROJECT I LLC							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2017] W17 FOP=[YR=2017] N10 W15 S10 E15\$ W33 S28 FGR=[YR=2017] S21 E20 N21 W20\$ E20 S17 E12 FOP=[YR=2017] S4 E6 N6 W4 D2 L2 \$ U2 R2 E4 S6 E12 N49\$.															