LOT 21
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

FITZSIMMONS TAYLOR J
77201 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

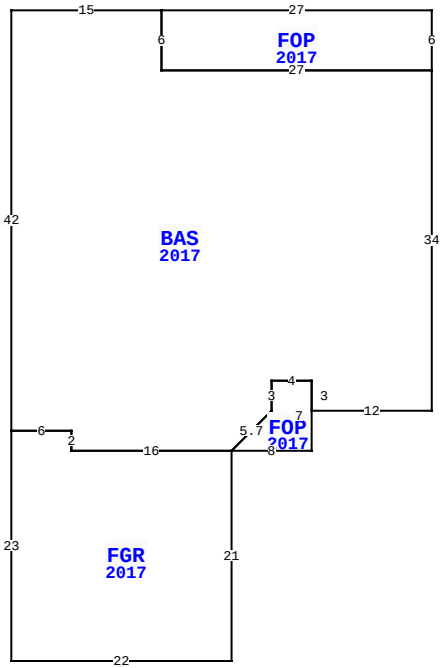
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,590	100	1,590	178,828
FGR	474	55	261	29,355
FOP	36	30	11	1,237
FOP	162	30	49	5,511
TOTALS	2,262		1,911	214,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	123.9700	117.77	225,058	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1590 HX Base Yr 2022



77201 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		214,930
TOTAL MARKET OB/XF VALUE		3,909
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		268,839
SOH/AGL Deduction		31,028
ASSESSED VALUE		237,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		187,811
TOTAL JUST VALUE		268,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700799	CO ISSUED	0	02/03/2017
B1633101	NEW CONSTR	203,127	09/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0608	10/19/2021	WD	Q	I	01	278,000
GRANTOR: BEALE JUSTIN KYLE						
GRANTEE: FITZSIMMONS TAYLOR						
2126/0008	6/09/2017	SW	Q	I	01	198,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BEALE JUSTIN KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W27 BAS=[YR=2017] W15 S42 FGR=[YR=2017] S23 E22 N21 FOP=[YR=2017] E8 N7 W4 S3 D4 L4 $ W16 N2 W6 $ E6 S2 E16 U4 R4 N3 E4 S3 E12 N34 W27 N6$ S6 E27 N6$.

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	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2017	2017	3	97	3,909	

LAND DESCRIPTION

TOTAL OB/XF 3,909

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS