LOT 22
IN OR 2156/1662
LUMBER CREEK #1 PB 7/295 N/K/A

ROWELL CRISTIE D & MARK C
77197 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0022-0000

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	13	LVT/LAMNT 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

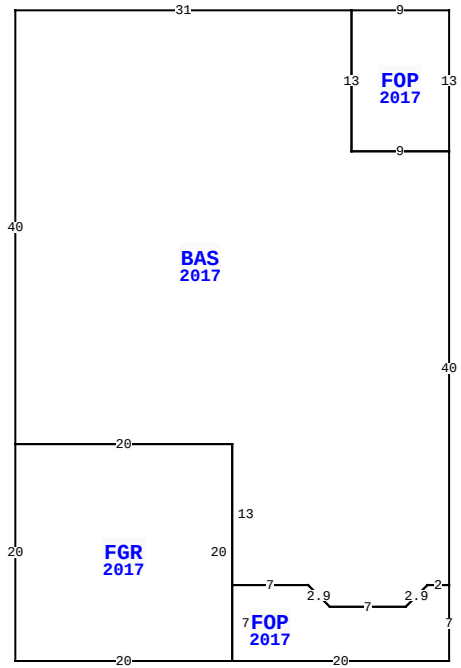
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,761	100	1,761	197,337
FGR	400	55	220	24,653
FOP	117	30	35	3,922
FOP	122	30	37	4,147
TOTALS	2,400		2,053	230,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,053	123.5192	117.34	240,899	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 0 Heated Area: 1761 HX Base Yr



77197 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	230,059
TOTAL MARKET OB/XF VALUE	7,631
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	287,690
SOH/AGL Deduction	25,008
ASSESSED VALUE	262,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,682
TOTAL JUST VALUE	287,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004901	CO ISSUED	0	06/02/2017
B1633163	NEW CONSTR	222,767	10/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2156/1662	11/08/2017	SW	Q	I	02	217,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ROWELL CRISTIE D &						
2058/1368	7/13/2016	WD	U	V	11	100
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W9 BAS=[YR=2017] W31 S40 FGR=[YR=2017] S20 E20 FOP=[YR=2017] E20 N7W2 D2 L2 W7 U2 L2 W7 S7$ N20 W20$ E20 S13 E7 D2 R2 E7 U2 R2 E2 N40 W9 N13$ S13 E9 N13$.

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	0	0	0	679.00	SF	5.20	5.20	100	2017	2017	3	97	3,425	
2	0476	VF 6 SBPL	0	0	0	0	114.00	LF	32.00	32.00	100	2022	2022	3	99	3,612	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 7,631

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	0		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