

LOT 23
IN OR 2091/606
LUMBER CREEK #1 PB 7/295 N/K/A

MCMILLEN JAMES H & MARIA H
77193 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0023-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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		

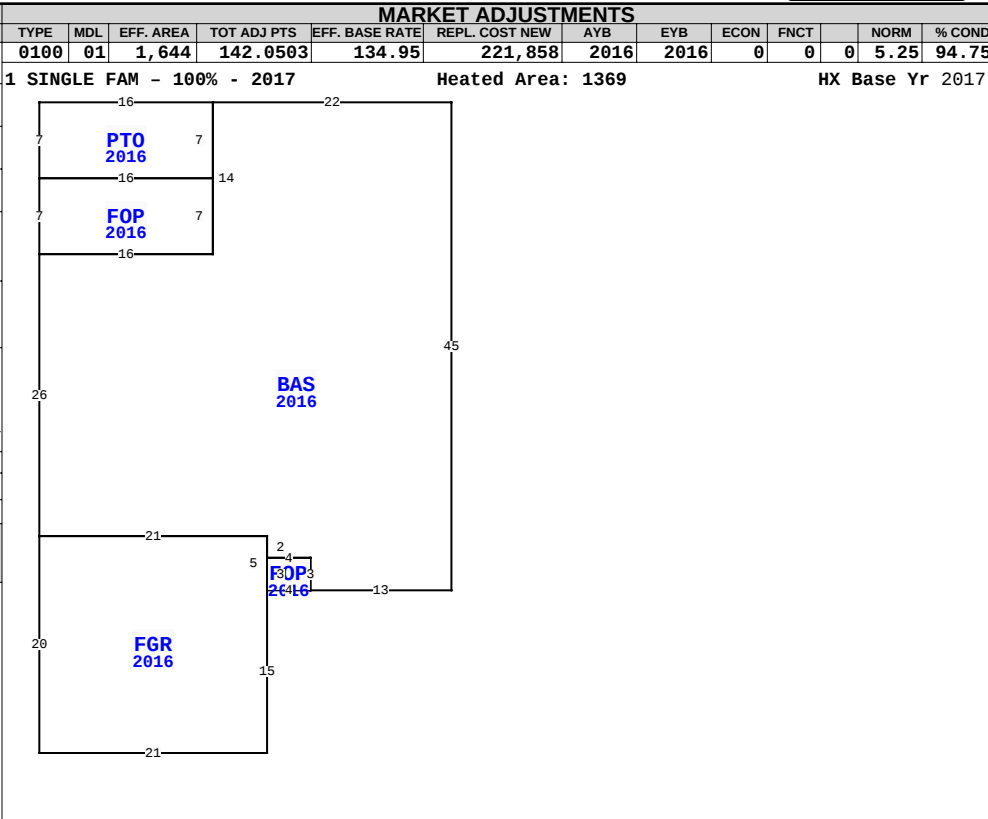
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1,369	175,048
FGR	420	55	231	29,536
FOP	12	30	4	512
FOP	112	30	34	4,347
PTO	112	5	6	767

TOTALS	2,025		1,644	210,210
EXTRA FEATURES				

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	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2016	2016	3	96	468	
2	0810	CONCRETE A	0	100	0	0	649.00	SF	6.50	6.50	100	2016	2016	3	96	4,050	
3	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2022	2022	3	99	1,140	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION			TOTAL OB/XF 6,252														
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	LAND VALUE
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



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

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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

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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

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				210,210	
TOTAL MARKET OB/XF VALUE				6,252	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				266,462	
SOH/AGL Deduction				90,346	
ASSESSED VALUE				176,116	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				126,116	
TOTAL JUST VALUE				266,462	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				257,594	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632811	CO ISSUED	0	12/13/2016
B1632811	NEW CONSTR	175,908	08/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2091/0606	12/20/2016	SW	Q	I	01	183,800	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: MCMILLEN JAMES H &							
2058/1313	7/13/2016	WD	Q	V	01	38,900	
GRANTOR: TRG CFG PROJECT I LLC							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2016] W22 PTO=[YR=2016] W16 S7 FOP=[YR=2016] S7 E16 N7 W16\$ E16 N7 \$ S14 W16 S26 FGR=[YR=2016] S20 E21 N15 FOP=[YR=2016] E4 N3 W4 S3\$ N5 W21\$ E21 S2 E4 S3 E13 N45\$.							

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