

LOT 27
IN OR 2145/941
LUMBER CREEK #1 PB 7/295 N/K/A

MCLEAN ANGELICA
77865 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	08	SHT VINYL 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
NEIGHBORHOOD/LOC	4073.00		

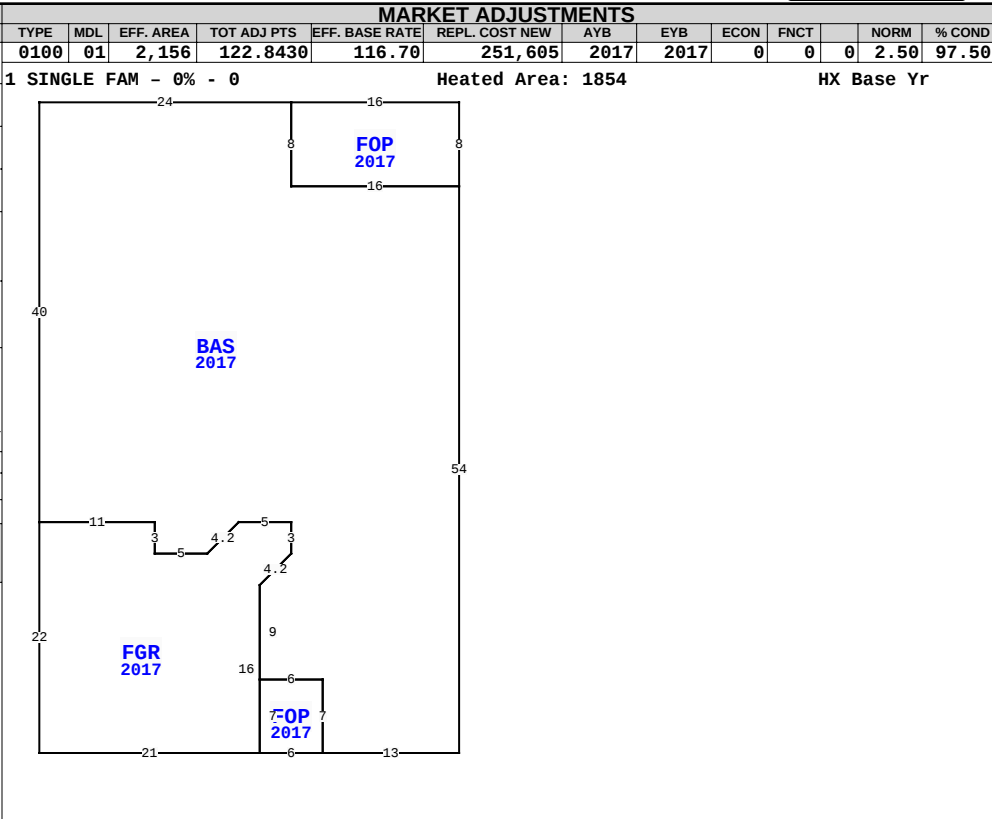
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	210,953
FGR	456	55	251	28,560
FOP	42	30	13	1,479
FOP	128	30	38	4,324
TOTALS	2,480		2,156	245,315

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	0811	CONCRETE B	0	0	0	694.00	SF	5.20	5.20	100	2017	2017	3	97	3,501	

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	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							



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

77865 LUMBER CREEK BLVD, YULEE															
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NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,315
TOTAL MARKET OB/XF VALUE		3,501
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,816
SOH/AGL Deduction		28,322
ASSESSED VALUE		270,494
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		270,494
TOTAL JUST VALUE		298,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005916	CO ISSUED	0	07/03/2017
17001686	NEW CONSTR	234,763	03/01/2017

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BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E6 N7 W6 S7\$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11\$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8\$ S8 E16 N8\$.						