LOT 108
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

SAXTON JOHN M & KATE L/E/
77272 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

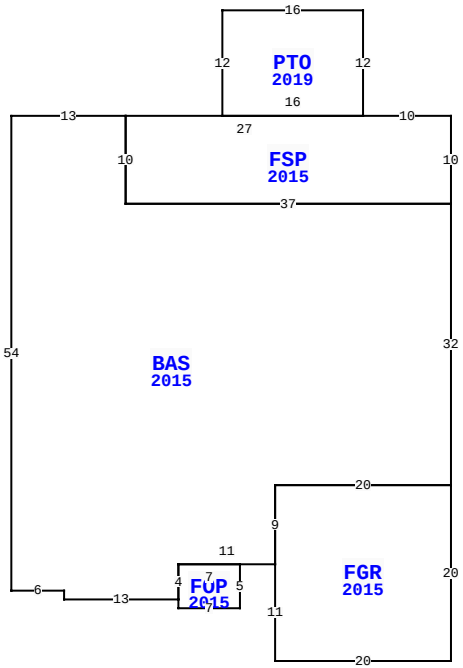
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,070	100	2,070	242,816
FGR	400	55	220	25,807
FOP	35	30	10	1,173
FSP	370	40	148	17,361
PTO	192	5	10	1,173
TOTALS	3,067		2,458	288,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	128.6160	122.19	300,343	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2070 HX Base Yr 2022



77272 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		288,329
TOTAL MARKET OB/XF VALUE		3,472
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		341,801
SOH/AGL Deduction		42,876
ASSESSED VALUE		298,925
TOTAL EXEMPTION VALUE	HX HB VX SX	105,000
BASE TAXABLE VALUE		193,925
TOTAL JUST VALUE		341,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529832	CO ISSUED	0	08/11/2015
B1529832	NEW CONSTR	258,662	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1068	6/26/2024	WD	U	I	11	100
GRANTOR: SAXTON JOHN M & KATE						
GRANTEE: SAXTON JOHN MARK						
2478/0865	6/28/2021	WD	Q	I	01	305,000
GRANTOR: LEEDS KENNETH L & ROS						
GRANTEE: SAXTON JOHN M & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2015] W10 PTO=[YR=2019] N12 W16 S12 E16$ W27
BAS=[YR=2015] W13 S54 E6 S1 E13 FOP=[YR=2015] S1 E7 N5 W7
S4$ N4 E11 FGR=[YR=2015] S11 E20 N20 W20 S9$ N9 E20 N32 W37
N10 $ S10 E37 N10$.

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	624.00	SF	5.20	5.20	100	2015	2015	3	95	3,083	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2015	2015	3	95	389	

LAND DESCRIPTION

TOTAL OB/XF 3,472

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 06/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS