

LOT 109
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

SPYKER CHELSEA
77268 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0109-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 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	1,708	100	1,708	188,405
FGR	400	55	220	24,268
FOP	22	30	7	772
PTO	104	5	5	552

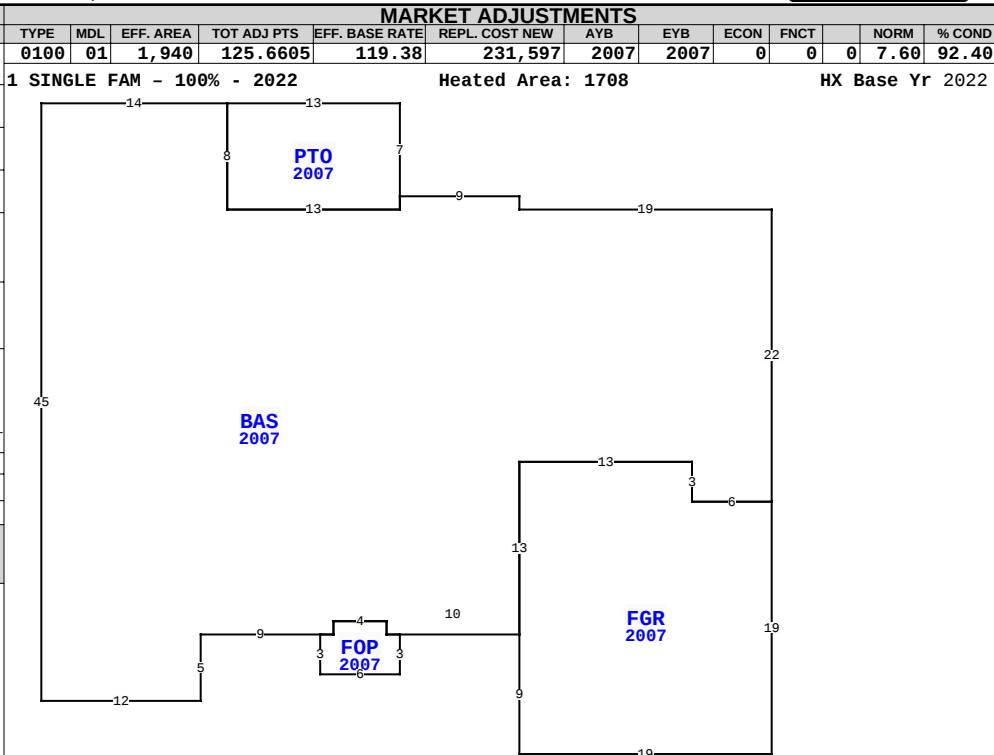
TOTALS 2,234 1,940 213,996

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	657.00	SF	6.50	6.50	100	2007	2007	3	88	3,758	
2	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	89	4,272	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	89	267	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P
1	000100	C	SFR	100	



77268 LUMBER CREEK BLVD, YULEE

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,940	125.6605	119.38	231,597	2007	2007	0	0	7.60	92.40

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		213,996
TOTAL MARKET OB/XF VALUE		8,297
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		272,293
SOH/AGL Deduction		33,719
ASSESSED VALUE		238,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,574
TOTAL JUST VALUE		272,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719956	CO ISSUED	0	03/12/2015
B19956	NEW CONSTR	155,000	05/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2475/0276	6/29/2021	WD	Q	I	01	260,000
GRANTOR: JONES BERNARD & MARY						
GRANTEE: SPYKER CHELSEA						
1693/1302	8/13/2010	WD	U	I	11	42,000
GRANTOR: SUNTRUST BANK						
GRANTEE: JONES BERNARD & MAR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W19 N1 W9 PTO=[YR=2007] N7 W13 S8 E13 N1\$ S1 W13 N8 W14 S45 E12 N5 E9 FOP=[YR=2007] S3 E6 N 3 W1 N1 W4 S1 W1\$ E1 N1 E4 S1 E10 FGR=[YR=2007] S9 E19 N19 W6 N3 W13 S13\$ N13 E13 S3 E6 N22\$.