

LOT 110
IN OR 2052/1798
LUMBER CREEK #1 PB 7/295 N/K/A

JOHNS BRIAN A & DEBRA W
77262 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0110-0000



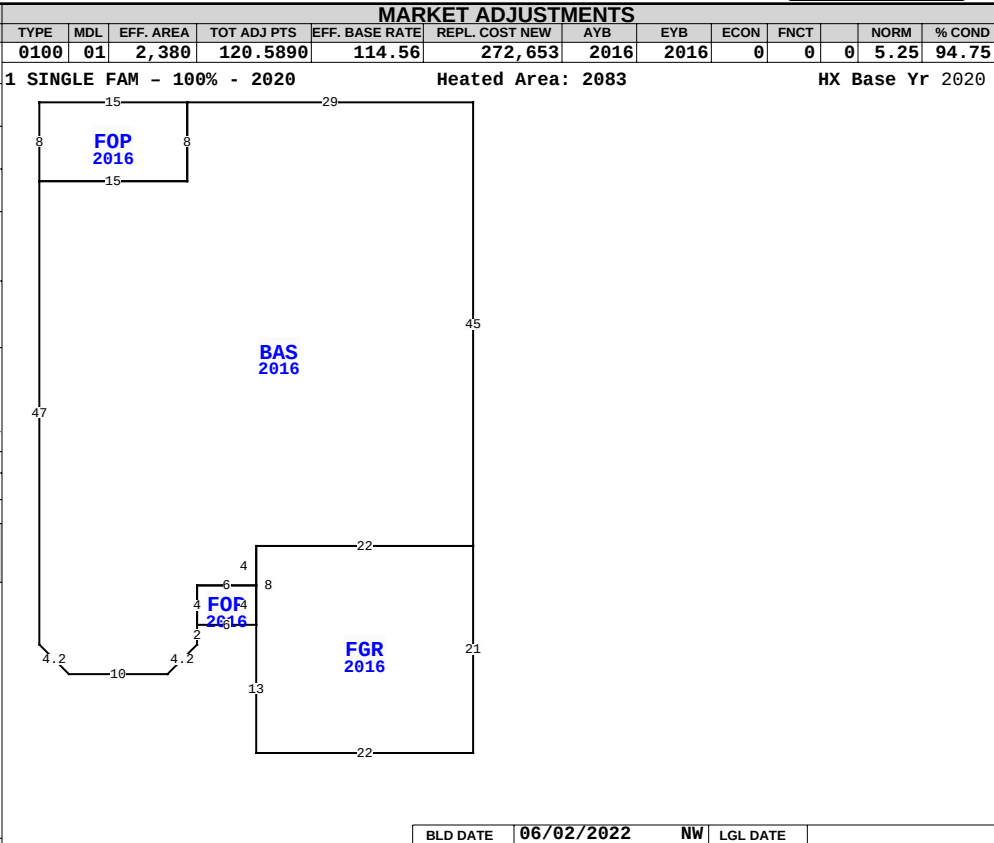
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,083	100	2,083	226,100
FGR	462	55	254	27,570
FOP	24	30	7	760
FOP	120	30	36	3,907
TOTALS	2,689		2,380	258,339

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	



77262 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,619											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										258,339	
TOTAL MARKET OB/XF VALUE										3,619	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										311,958	
SOH/AGL Deduction										96,600	
ASSESSED VALUE										215,358	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										165,358	
TOTAL JUST VALUE										311,958	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										301,016	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631764	CO ISSUED	0	05/20/2016
B1631764	NEW CONSTR	261,457	02/05/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2052/1798	6/13/2016	SW	Q	I	01	196,700			
GRANTOR: ADAMS HOMES OF NORTHW									
GRANTEE: JOHNS BRIAN A & DEB									
1991/1943	7/15/2015	WD	Q	V	05	233,400			
GRANTOR: TRG CFG PROJECT I LLC									
GRANTEE: ADAMS HOMES OF NORT									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2016] W29 FOP=[YR=2016] W15 S8 E15 N8\$ S8 W15 S47 D3 R3 E10 U3 R3 N2 FOP=[YR=2016] E6 FGR=[YR=2016] S13 E22 N21 W22 S8\$ N4 W6 S4\$ N4 E6 N4 E22 N45\$.											