

LOT 222
IN OR 2117/1029
LUMBER CREEK #1 PB 7/295 N/K/A

BENNETT RAYMOND N/PATRICK PHYLLIS L
77194 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0222-0000



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	1,811	100	1,811	201,834
FGR	400	55	220	24,519
FOP	84	30	25	2,787
FSP	104	40	42	4,680
PTO	156	5	8	892

TOTALS	2,555		2,106	234,710
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	673.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	
3	0810	CONCRETE A	0	100	0	0	165.00	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	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,106	122.8430	116.70	245,770	2017	2017	0	0	0	4.50	95.50	
1 SINGLE FAM - 100% - 2023 Heated Area: 1811 HX Base Yr													

77194 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
11,666													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,710	
TOTAL MARKET OB/XF VALUE		11,666	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		296,376	
SOH/AGL Deduction		1,248	
ASSESSED VALUE		295,128	
TOTAL EXEMPTION VALUE		13	295,128
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		296,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003702	CO ISSUED	0	04/26/2017
B1733657	NEW CONSTR	234,391	01/03/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2117/1029	4/28/2017	SW	Q	I	02	215,400	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: BENNETT RAYMOND N &							
2058/1368	7/13/2016	WD	U	V	11	100	
GRANTOR: TRG CFG PROJECT I LLC							
GRANTEE: ADAMS HOMES OF NORT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W13 PTO=[YR=2022] N12 W13 S12 E13\$ FSP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W13 S55 E10 FOP=[YR=2017] S6 E9 FGR=[YR=2017] S4 E20 N20 W20 S16\$ N12 W5 S6 W4\$ E4 N6 E5 N4 E20 N45\$.											