LOT 223
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

PETERS DARRYL ALLEN/SWIM TAMMY ELIZABETH
77200 LUMBER CREEK BLVD
YULEE, FL 32097

**2024**

**09-2N-27-1290-0223-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

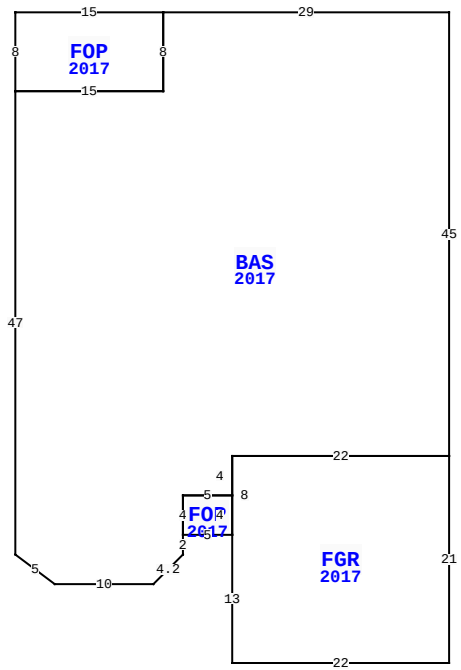
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 07 | CORK/VTILE 40 |
| Air Condition | 03 | CENTRAL 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 | 2,091 | 100 | 2,091 | 228,765 |
| FGR | 462 | 55 | 254 | 27,789 |
| FOP | 20 | 30 | 6 | 656 |
| FOP | 120 | 30 | 36 | 3,938 |
| TOTALS | 2,693 | | 2,387 | 261,150 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,387 | 120.5890 | 114.56 | 273,455 | 2017 | 2017 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2091 HX Base Yr 2019




77200 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 | | 261,150 |
| TOTAL MARKET OB/XF VALUE | | 3,914 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 315,064 |
| SOH/AGL Deduction | | 97,680 |
| ASSESSED VALUE | | 217,384 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 167,384 |
| TOTAL JUST VALUE | | 315,064 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 303,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17011557 | CO ISSUED | 0 | 12/28/2017 |
| 17006767 | NEW CONSTR | 264,232 | 07/28/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2389/0142 | 8/26/2020 | QC | U | I | 11 | 100 |
| GRANTOR: PETERS DARRYL ALLEN | | | | | | |
| GRANTEE: PETERS DARRYL ALLEN | | | | | | |
| 2169/1281 | 12/29/2017 | SW | Q | I | 01 | 229,200 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: PETERS DARRYL ALLEN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W29 FOP=[YR=2017] W15 S8 E15 N8$ S8 W15 S47 D3 R4 E10 R3 U3 N2 FOP=[YR=2017] E5 FGR=[YR=2017] S13 E22 N21 W22 S8$ N4 W5 S4$ N4 E5 N4 E22 N45$.

## 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 | 100 | 0 | 0 | 776.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 3,914 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,914

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS