

LOT 227
IN OR 2440/1756
LUMBER CREEK #1 PB 7/295 N/K/A

WILSON KATHERINE & MURRAY
77220 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0227-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMMT 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

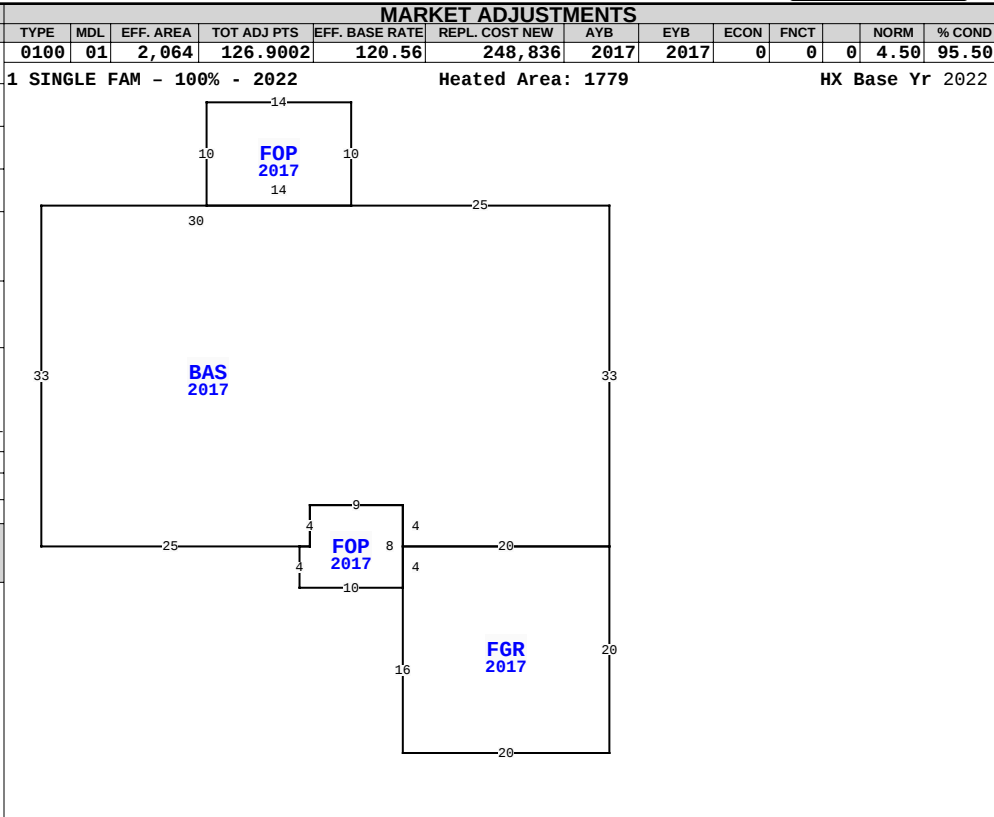
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,779	100	1,779	204,825
FGR	400	55	220	25,329
FOP	76	30	23	2,648
FOP	140	30	42	4,836

TOTALS	2,395		2,064	237,638
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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	0811	CONCRETE B	0	100	0	0	563.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

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



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

TOTAL OB/XF											
9,611											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						237,638					
TOTAL MARKET OB/XF VALUE						9,611					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						297,249					
SOH/AGL Deduction						34,558					
ASSESSED VALUE						262,691					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						212,691					
TOTAL JUST VALUE						297,249					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						287,265					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006550	CO ISSUED	0	07/21/2017
17002645	NEW CONSTR	222,141	03/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2440/1756	3/01/2021	WD	Q	I	01	275,000	
GRANTOR:VELK SUSAN E							
GRANTEE:WILSON KATHERINE &							
2137/1403	7/27/2017	SW	Q	I	01	214,200	
GRANTOR:ADAMS HOMES OF NORTHW							
GRANTEE:VELK SUSAN E							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W25 FOP=[YR=2017] N10 W14 S10 E14\$ W30 S33 E25 FOP=[YR=2017] S4 E10 FGR=[YR=2017] S16 E20 N20 W20 S4\$ N8 W9 S4 W1\$ E1 N4 E9 S4 E20 N33\$.											