

LOT 228
IN OR 2525/1705
LUMBER CREEK #1 PB 7/295 N/K/A

MCNAIR WILLIAM & JENNIFER
77224 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0228-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	1,651	168,403
FGR	637	55	350	35,700
FOP	126	30	38	3,876
FUS	1,752	100	1,752	178,704
PTO	464	5	23	2,346
STR	36	10	4	408

TOTALS	4,666		3,818	389,438
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00
2	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00

REVIEW DATE	02/01/2023	BY	NWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,818	111.2625	105.70	403,563	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2022											
Heated Area: 3403											
HX Base Yr 2022											

77224 LUMBER CREEK BLVD, YULEE	BLD DATE	06/02/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
11,265											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		389,438	
TOTAL MARKET OB/XF VALUE		11,265	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		450,703	
SOH/AGL Deduction		57,152	
ASSESSED VALUE		393,551	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		343,551	
TOTAL JUST VALUE		450,703	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		433,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632286	CO ISSUED	0	12/22/2016
B1632286	NEW CONSTR	397,115	05/10/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1705	12/28/2021	WD	Q	I	01	402,000	
GRANTOR: ALONSO YARENIS							
GRANTEE: MCNAIR WILLIAM & JE							
2092/1719	12/29/2016	SW	Q	I	01	270,000	
GRANTOR: MARONDA HOMES INC OF							
GRANTEE: ALONSO YARENIS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W11 PTO=[YR=2022] N16 W29 S16 E29\$ W29 S25 FGR=[YR=2016] S1 W10 S20 E10 S2 E19 N23 W19\$ E19 S31 FOP=[YR=2016] S6 E21 N6 W21 \$ E21 N56\$ PTR=E30 FUS=[YR=2016] E20 S15 E20 S41 W21 N5 STR=[YR=2016] N12 E3 S12 W3\$ E3 N12 W3 S9 W19 N48\$ W30\$.									