

LOT 4
IN OR 2213/1572
LUMBER CREEK PUD-PHASE 2

KUTOR DANIEL & APRIL W
77833 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0004-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	10	ABOVE AVG 100	0100	01	2,160	112.1610	106.55	230,148	2018	2018	0	0	0	2.00	98.00	VALUATION BY STANDARD																								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 1854																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	14	CARPET 70															Tax Group: 4												Tax Dist:											
Interior Floo	08	SHT VINYL 30															BUILDING MARKET VALUE												225,545											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												5,305											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												50,000											
Bedrooms		4 100															TOTAL MARKET VALUE												280,850											
Bathrooms		2 100															SOH/AGL Deduction												67,977											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												212,873											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,000											
Units	0	0 100															BASE TAXABLE VALUE												162,873											
Occupancy	00	NONE 100	TOTAL JUST VALUE												280,850																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												290,992																									
Quality			04	Quality Level 04																																				
DOR CODE			0100 SINGLE FAMILY																																					
MAP NUM																MKT AREA 04																								
NEIGHBORHOOD/LOC			4073.100																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	1,854	100	1,854	193,593																																				
FGR	456	55	251	26,209																																				
FOP	128	30	38	3,968																																				
FSP	42	40	17	1,775																																				
TOTALS			2,480	2,160	225,545																																			
EXTRA FEATURES					77833 LUMBER CREEK BLVD, YULEE																																			
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	638.00	SF	5.20	5.20	100	2018	2018	3	97	3,218																								
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	94	1,805																								
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282																								
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																							
REVIEW DATE 04/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																																								