

LOT 32
IN OR 2195/1224
LUMBER CREEK PUD-PHASE 2

LUCYNSKI ANTHONY/ENGBRETSSEN AMANDA
77011 HARDWOOD COURT
YULEE, FL 32097

2024

09-2N-27-1291-0032-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 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		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
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	1,543	100	1,543	165,912
FGR	439	55	241	25,914
FOP	54	30	16	1,721
FOP	104	30	31	3,333
TOTALS	2,140		1,831	196,879

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,831	115.5000	109.72	200,897	2018	2018	0	0	0	2.00	98.00	

1 SINGLE FAM - 0% - 0

Heated Area: 1543

HX Base Yr

The floor plan diagram illustrates a building layout with three distinct areas labeled in blue: BAS 2018, FOP 2018, and FGR 2018. The layout is defined by a series of connected line segments with numerical dimensions. The top section features a horizontal line of 14 units, followed by a vertical line of 47 units on the left and a vertical line of 40 units on the right. A small rectangular section at the top center is labeled FOP 2018, with a width of 13 units and a height of 8 units. The main body of the plan is labeled BAS 2018. At the bottom, a larger rectangular section is labeled FGR 2018, with a width of 20 units and a height of 20 units. Various other dimensions (13, 6, 9, 10, 7, 13, 14, 13, 13) define the internal structure and setbacks of these areas.

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