

LOT 71
LUMBER CREEK PUD-PHASE 2
PBK 8/217

GORE JACKSON A/WILBUR ALICIA
77820 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0071-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VILE 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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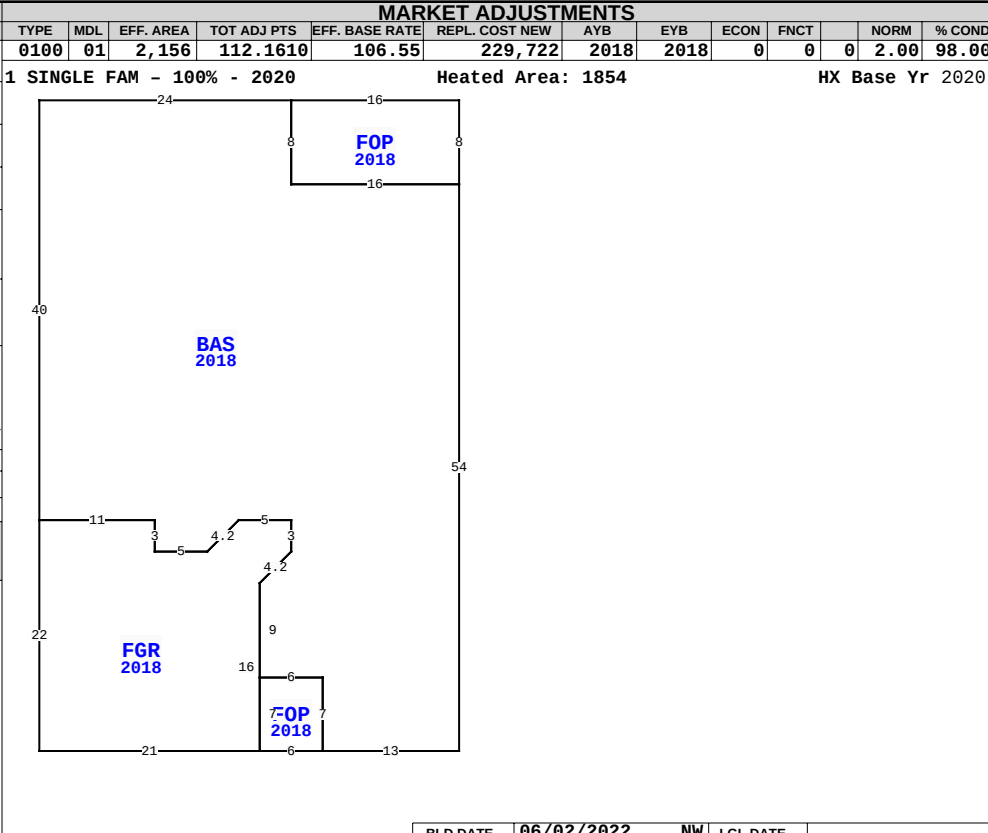
NEIGHBORHOOD/LOC	4073.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	193,593
FGR	456	55	251	26,209
FOP	42	30	13	1,357
FOP	128	30	38	3,968
TOTALS	2,480		2,156	225,128

EXTRA FEATURES		
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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	591.00	SF	5.20	5.20	100	2018	2018	3	97	2,981	
2	0471	VINYL FNC	0 100	0	0	138.00	LF	32.00	32.00	100	2020	2020	3	96	4,239	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	
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77820 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				225,128			
TOTAL MARKET OB/XF VALUE				7,220			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				282,348			
SOH/AGL Deduction				57,779			
ASSESSED VALUE				224,569			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				174,569			
TOTAL JUST VALUE				282,348			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				292,790			