LOT 11
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FITE SEAN & JESSICA
77669 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0011-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

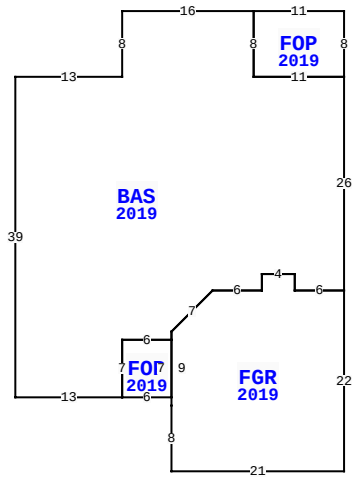
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

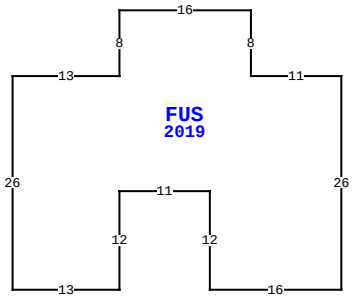
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	153,500
FGR	458	55	252	28,072
FOP	42	30	13	1,448
FOP	88	30	26	2,896
FUS	1,036	100	1,036	115,404
TOTALS	3,002		2,705	301,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	119.0448	113.09	305,908	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2414 HX Base Yr





77669 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,319
TOTAL MARKET OB/XF VALUE		3,165
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		354,484
SOH/AGL Deduction		96,866
ASSESSED VALUE		257,618
TOTAL EXEMPTION VALUE	13	257,618
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000258	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/516	10/25/2023	WD	Q	I	01	409,000
GRANTOR: BOOTH ZACHARY M & BET						
GRANTEE: FITE SEAN & JESSICA						
2550/1645	3/28/2022	WD	Q	I	02	400,000
GRANTOR: WATSON BRETT T & KATE						
GRANTEE: BOOTH ZACHARY MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-11,0] W16 S8 W13 S39 E13 N7 E6 N1 U5R5 E6 N2 E4 S2 E6 N26 W11 N8 $
FUS=[YR=2019;ORIG=30,0] E13 N8 E16 S8 E11 S26 W16 N12 W11 S12 W13 N26 $
FGR=[YR=2019;ORIG=-21,48] S8 E21 N22 W6 N2 W4 S2 W6 D5L5 S9 $
FOP=[YR=2019;ORIG=0,0] W11 S8 E11 N8 $
FOP=[YR=2019;ORIG=-27,47] E6 N7 W6 S7 $
PTR=[ORIG=0,0] E30 W30 $
.

EXTRA FEATURES

LN	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	621.00	SF	5.20	5.20	100	2019	2019	3	98	3,165	

LAND DESCRIPTION

TOTAL OB/XF 3,165

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 07/05/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS