

LOT 18
LUMBER CREEK PUD-PHASE 3
OR 2226/853

OQUENDO JOSE
77639 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0018-0000



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	11	CLAY TILE 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

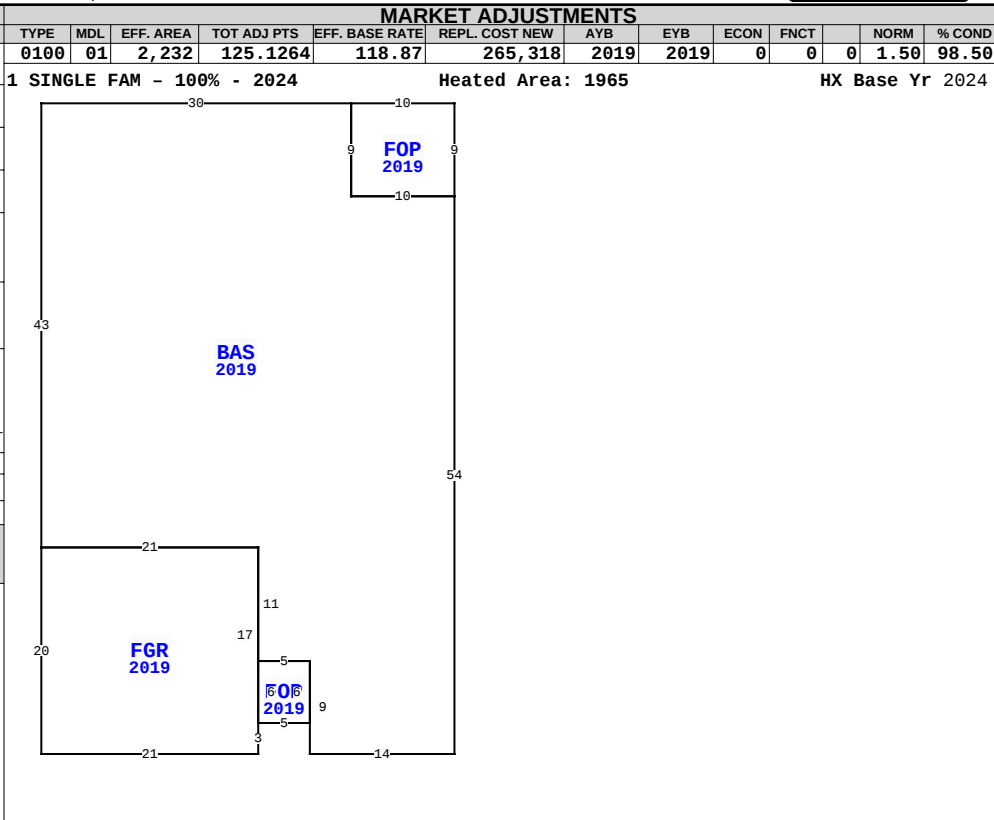
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,965	100	1,965	230,076
FGR	420	55	231	27,047
FOP	30	30	9	1,054
FOP	90	30	27	3,161

TOTALS	2,505		2,232	261,338
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	630.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



77639 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			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	261,338		
TOTAL MARKET OB/XF VALUE	3,210		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	314,548		
SOH/AGL Deduction	0		
ASSESSED VALUE	314,548		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	264,548		
TOTAL JUST VALUE	314,548		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	326,536		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003010	NEW CONSTR	265,861	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/279	4/12/2023	QC	U	I	11	100
GRANTOR: OQUENDO JOSE						
GRANTEE: OQUENDO JOSE						
2626/1339	3/21/2023	WD	Q	I	01	345,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: OQUENDO JOSE						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2019] W10 BAS=[YR=2019] W30 S43 FGR=[YR=2019] S20 E21 N3 FOP=[YR=2019] E5 N6 W5 S6\$ N17 W21\$ E21 S11 E5 S9 E14 N54 W10 N9\$ S9 E10 N9\$.									