

LOT 19
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MAIMONE LINDA/MAIMONE SAMUEL W
77635 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0019-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,383	100	1,383	156,264
FGR	420	55	231	26,101
FOP	40	30	12	1,356
FSP	78	40	31	3,503

TOTALS	1,921		1,657	187,223
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	597.00	SF	5.20
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,657	120.7500	114.71	190,074	2019	2019	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2022 Heated Area: 1383 HX Base Yr 2022												

77635 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	597.00	SF	5.20	5.20	100	2019	2019	3	98	3,042	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
3	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2019	2019	3	95	4,378	

TOTAL OB/XF										7,705							
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				187,223	
TOTAL MARKET OB/XF VALUE				7,705	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				244,928	
SOH/AGL Deduction				87,451	
ASSESSED VALUE				157,477	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				107,477	
TOTAL JUST VALUE				244,928	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				253,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903199	NEW CONSTR	194,370	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1082	5/12/2021	WD	Q	I	01	257,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MAIMONE LINDA & SAM						
2437/1529	2/25/2021	WD	U	I	37	219,500
GRANTOR: BAILEY DAWN						
GRANTEE: OPENDOOR PROPERTY T						

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

BUILDING DIMENSIONS									
BAS=[YR=2019] W12 FSP=[YR=2019] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8\$ N19 W21 \$ E21 S11 E5 S8 E12 N50\$.									