

LOT 21
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ACKLEY PHILIP
77627 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0021-0000



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	11	CLAY TILE 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
NEIGHBORHOOD/LOC	4073.200			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	201,557
FGR	456	55	251	27,287
FOP	42	30	13	1,413
FSP	128	40	51	5,545
PTO	300	5	15	1,631
TOTALS	2,780		2,184	237,432

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,184	116.1741	110.37	241,048	2019	2019	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2021						Heated Area: 1854		HX Base Yr 2021				