

LOT 29
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SAF SN FLORIDA A LLC
77555 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0029-0000



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 70
Interior Floo	14	CARPET 30
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	2,005	100	2,005	233,792
FGR	420	55	231	26,936
FOP	35	30	10	1,166
FOP	90	30	27	3,148
TOTALS	2,550		2,273	265,042

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	374.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,273	124.6119	118.38	269,078	2019	2019	0	0	0	1.50	98.50	

1 SINGLE FAM - 0% - 0

77555 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
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	265,042		
TOTAL MARKET OB/XF VALUE	2,382		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	317,424		
SOH/AGL Deduction	0		
ASSESSED VALUE	317,424		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	317,424		
TOTAL JUST VALUE	317,424		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	329,572		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003011	NEW CONSTR	265,861	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0286	9/15/2021	WD	Q	I	01	330,000
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: SAF SN FLORIDA A LL						
2482/1711	7/26/2021	WD	U	I	37	325,400
GRANTOR: ORITZ HECTOR G & GERA						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2019] W10 BAS=[YR=2019] W30 S44 FGR=[YR=2019] S20 E21 N2 FOP=[YR=2019] E5 N7 W5 S7\$ N18 W21\$ E21 S11 E5 S9 E14 N55 W10 N9\$ S9 E10 N9\$.											