

LOT 50
LUMBER CREEK PUD-PHASE 3
OR 2226/853

RICE SHAUNACEE & JASON
77469 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0050-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	10	ABOVE AVG 100	0100	01	2,147	122.1423	116.04	249,138	2019	2019	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021												Heated Area: 1842													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021													
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 70																										
Interior Floo	13	LVT/LAMNT 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	1,842	100	1,842	210,540																								
FGR	462	55	254	29,032																								
FOP	42	30	13	1,486																								
FOP	128	30	38	4,344																								
TOTALS			2,474	2,147	245,401																							
EXTRA FEATURES					77469 LUMBER CREEK BLVD, YULEE																							
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	0810	CONCRETE A	0 100	0 0	594.00	SF	6.50	6.50	100	2019	2019	3	98	3,784														
2	0810	CONCRETE A	0 100	0 0	30.00	SF	6.50	6.50	100	2019	2019	3	98	191														
																	BLD DATE 06/02/2022 NW LGL DATE											
																	XF DATE LAND DATE											
																	INC DATE AG DATE											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S54											
																	E13 N1 FOP=[YR=2019] E6 FGR2019= S1 E21 N22 W11 S2 W6 U2 L2											
																	W6 S3 E2 D2 R2 S16\$ N7 W6 S7\$ N7 E6 N9 L2 U2 W2 N3 E6 R2											
																	D2 E6 N2 E11 N40\$.											
LAND DESCRIPTION																	TOTAL OB/XF 3,975											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/10/2020 BY NWRK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS																												