

LOT 55
LUMBER CREEK PUD-PHASE 3
OR 2226/853

WALLACE JONATHAN & SABRINA
77451 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0055-0000



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	13	LVT/LAMNT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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	1,543	100	1,543	169,743
FGR	439	55	241	26,512
FOP	54	30	16	1,760
FOP	104	30	31	3,411
TOTALS	2,140		1,831	201,426

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,831	116.9700	111.12	203,461	2020	2020	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2023

Heated Area: 1543

HX Base Yr 2023

The floor plan diagram shows a large rectangular area with several internal divisions. The dimensions are as follows:

- Overall width: 14
- Overall height: 47
- Top section (FOP 2020): 13 wide, 8 high, 13 wide.
- Bottom section (FGR 2020): 13 wide, 20 high, 20 wide.
- Left section (BAS 2020): 14 wide, 47 high.
- Right section (FGR 2020): 20 wide, 20 high.
- Bottom section (FGR 2020): 20 wide, 20 high.
- Bottom section (FGR 2020): 20 wide, 20 high.

BLD DATE

06/02/2022

NW

LGL DATE

XF DATE

LAND DATE