

LOT 56
LUMBER CREEK PUD-PHASE 3
OR 2226/853

GANAS ANTHONY & LONDONO DANIELLE
77447 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0056-0000



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	13	LVT/LAMNT 70		
Interior Floor	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	1,686	100	1,686	180,133
FGR	494	55	272	29,060
FOP	49	30	15	1,603
FOP	170	30	51	5,449
TOTALS	2,399		2,024	216,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,024	113.6016	107.92	218,430	2020	2020	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022