

LOT 145
LUMBER CREEK PUD-PHASE 3
OR 2226/853

EREMITA RICHARD
77444 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0145-0000



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/LAMMT 70
Interior Floo	14	CARPET 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

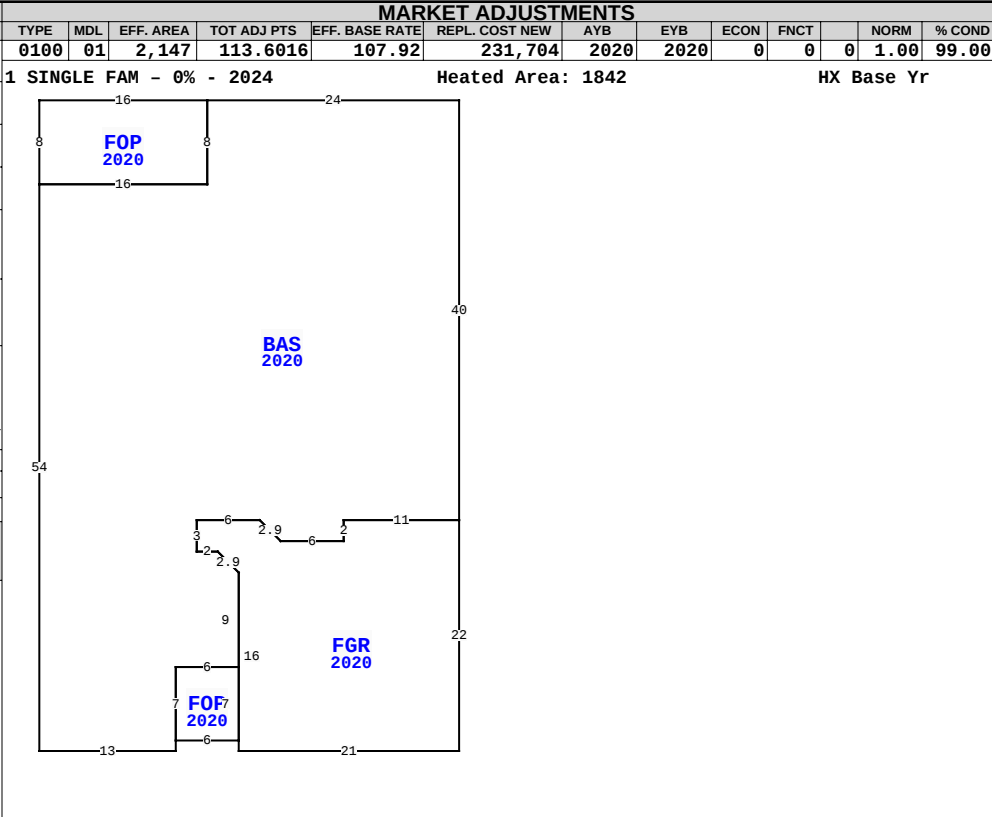
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	196,801
FGR	462	55	254	27,138
FOP	42	30	13	1,389
FOP	128	30	38	4,060
TOTALS	2,474		2,147	229,387

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	0	629.00	SF	5.20	5.20	100	2020	2020	3

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

REVIEW DATE 12/08/2020 BY NW



BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF 3,238														
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1	0811	CONCRETE B	0	0	0	0	629.00	SF	5.20	5.20	100	2020	2020	3

TOTAL OB/XF 3,238														
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1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					229,387				
TOTAL MARKET OB/XF VALUE					3,238				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					282,625				
SOH/AGL Deduction					0				
ASSESSED VALUE					282,625				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					282,625				
TOTAL JUST VALUE					282,625				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					293,120				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011918	CO ISSUED	0	12/02/2020
20005867	NEW CONSTR	252,235	08/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1841	4/28/2023	WD	Q	I	01	315,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: EREMITA RICHARD							
2583/0095	8/04/2022	WD	U	I	37	381,200	
GRANTOR: THAMES STACY-ANN & TR							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W24 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 S54 E13 N1 FOP=[YR=2020] E6 FGR=[YR=2020] S1 E21 N22 W11 S2 W6 L2 U2 W6 S3 E2 D2 R2 S16\$ N7 W6 S7\$ N7 E6 N9 L2 U2 W2 N3 E6 R2 D2 E6 N2 E11 N40\$.									

Common: 50,000 PRINTED 08/06/2024 BY SYS