LOT 160
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FINCH RACHAEL ET AL/MURPHY NATHAN
77330 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0160-0000

BUILDING CHARACTERISTICS

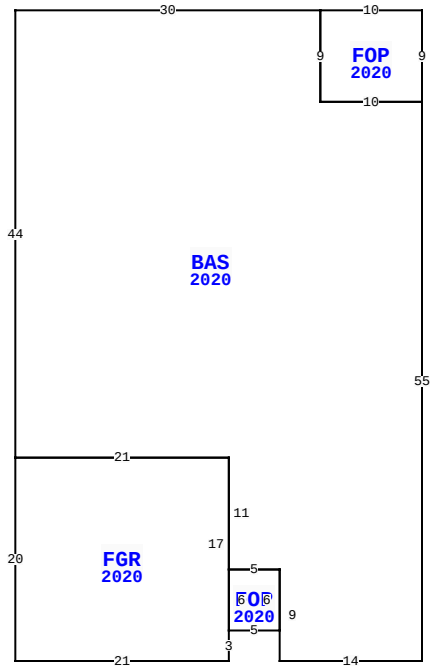
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,005	100	2,005	218,106
FGR	420	55	231	25,128
FOP	30	30	9	979
FOP	90	30	27	2,937
TOTALS	2,545		2,272	247,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	115.6596	109.88	249,647	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2005 HX Base Yr 2024



77330 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,151
TOTAL MARKET OB/XF VALUE		3,336
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		300,487
SOH/AGL Deduction		0
ASSESSED VALUE		300,487
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,487
TOTAL JUST VALUE		300,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012940	CO ISSUED	0	12/28/2020
20008087	NEW CONSTR	265,655	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/231	4/20/2023	WD	Q	I	02	350,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FINCH RACHAEL ET AL						
2563/1862	5/09/2022	WD	U	I	37	393,500
GRANTOR: KING ELIJAH & BRITTAN						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W10 BAS=[YR=2020] W30 S44 FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N6 W5 S6$ N17 W21$ E21 S11 E5 S9 E14 N55 W10 N9$ S9 E10 N9$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	648.00	SF	5.20	5.20	100	2020	2020	3	99	3,336	

LAND DESCRIPTION

TOTAL OB/XF 3,336

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS