

TAYLOR MATTHEW P & APRIL M
77185 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1290-0025-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

2003

FACE BRICK 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1408

CARPET 70
SHT VINYL 30

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4100
2100
02

WOOD FRAME 100

Stories
Units
Occupancy

1.00
0100
00

1. 100
0 100
NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4073.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,750

100

2016

1,750

203,931

FGR

420

55

2016

231

26,919

FOP

72

30

2016

22

2,563

FOP

140

30

2016

42

4,895

TOTALS

2,382

2,045

238,308

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

% COND

OB/XF MKT VALUE

NOTES

1

0811

CONCRETE B

0100

00

712.00

SF

5.20

5.20

100

2016

2016

3

95

3,517

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

RES

100

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

50,000.00

50,000.00

50,000

REVIEW DATE

02/01/2023

BY

NWA

Total Acres:

0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,045

123.9700

123.97

253,519

2016

2016

0

0

6.00

94.00

1 SINGLE FAM - 100% - 2017

Heated Area: 1750

HX Base Yr 2017

BLD DATE

XF DATE

INC DATE

06/02/2022

NW

LGL DATE

LAND DATE

AG DATE

77185 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

238,308

3,517

50,000

291,825

100,593

191,232

50,722

140,510

291,825

0

281,750

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21007749

SOLAR PANELS

40,271

08/24/2021

B1632294

NEW CONSTR

222,142

05/11/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2070/0275

8/31/2016

SW Q

I

01

186,900

GRANTOR: ADAMS HOMES OF NORTHW

GRANTEE: TAYLOR MATTHEW P &

2058/1368

7/13/2016

WD U V

11

100

GRANTOR: TRG CFG PROJECT I LLC

GRANTEE: ADAMS HOMES OF NORT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 FOP=[YR=2016] N10 W14 S10 E14 \$ W38 S33

FGR=[YR=2016] S20 E21 N16 FOP=[YR=2016] E10 N4 W2 N4 W8 S8

\$ N4 W21 \$ E21 N4 E8 S4 E25 N33 \$.