LOT 26
IN OR 2079/985
LUMBER CREEK #1 PB 7/295 N/K/A

SHATTUCK CHARLES O & RIZZA L
77181 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

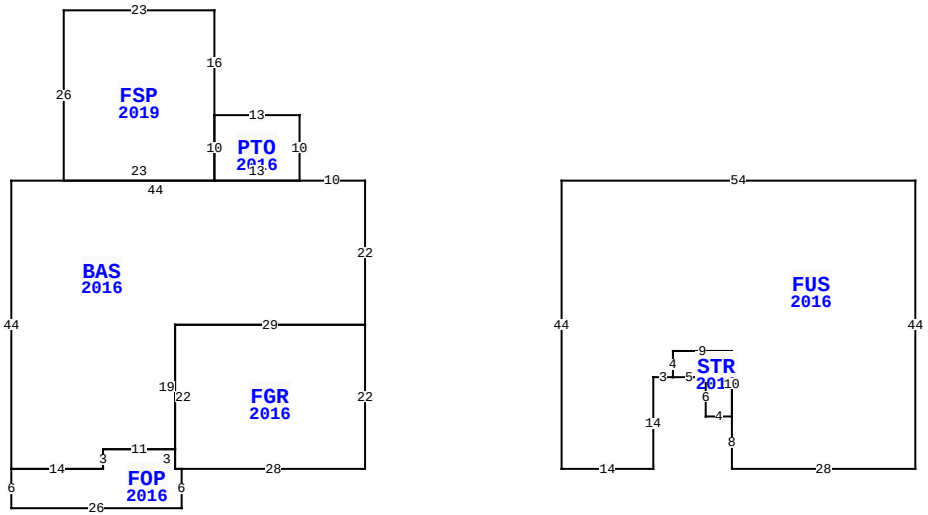
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	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	1,705	100	2016	1,705	182,765
FGR	638	55	2016	351	37,625
FOP	189	30	2016	57	6,110
FSP	598	40	2019	239	25,620
FUS	2,172	100	2016	2,172	232,825
PTO	130	5	2016	6	643
STR	60	10	2016	6	643
TOTALS	5,492			4,536	486,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,536	111.6581	111.66	506,490	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2020 Heated Area: 3877 HX Base Yr



77181 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		486,230
TOTAL MARKET OB/XF VALUE		12,389
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		548,619
SOH/AGL Deduction		162,640
ASSESSED VALUE		385,979
TOTAL EXEMPTION VALUE	13	385,979
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		548,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003760	ADDITION	0	05/06/2019
B1631978	CO ISSUED	0	10/10/2016
B1631978	NEW CONSTR	475,329	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/0985	10/13/2016	SW	Q	I	01	301,100
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: SHATTUCK CHARLES O						
1994/0089	7/24/2015	SW	Q	V	05	194,500
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: MARONDA HOMES INC O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 PTO=[YR=2016] N10 W13 FSP=[YR=2019] N16 W23 S26 E23 N10$ S10 E13$ W44S44 FOP=[YR=2016] S6 E26 N6 FGR=[YR=2016] E28 N22 W29 S22 E1 $ W1 N3 W11 S3 W14 $ E14 N3 E11 N19 E29 N22 $ PTR= E30 FUS=[YR=2016] E54 S44 W28 N8 STR=[YR=2016] N10 W9 S4 E5 S6 E4 $ N10 W9 S4 W3 S14 W14 N44 $W30 $.

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	1,156.00	SF	5.20	5.20	100	2016	2016	3	95	5,711	
2	0476	VF 6 SBPL	0	100	0	0	222.00	LF	32.00	32.00	100	2019	2019	3	94	6,678	

LAND DESCRIPTION

TOTAL OB/XF 12,389

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	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