

LOT 108
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

SAXTON JOHN M & KATE L/E/
77272 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 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	2,070	100	2015	2,070	254,262
FGR	400	55	2015	220	27,023
FOP	35	30	2015	10	1,228
FSP	370	40	2015	148	18,179
PTO	192	5	2019	10	1,228
TOTALS	3,067			2,458	301,921

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,458	128.6160	128.62	316,148	2015	2015	0	0	0	4.50	95.50	

1 SINGLE FAM - 100% - 2022

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		301,921	
TOTAL MARKET OB/XF VALUE		3,472	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		355,393	
SOH/AGL Deduction		47,799	
ASSESSED VALUE		307,594	
TOTAL EXEMPTION VALUE		HX HB VX SX 105,722	
BASE TAXABLE VALUE		201,872	
TOTAL JUST VALUE		355,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529832	CO ISSUED	0	08/11/2015
B1529832	NEW CONSTR	258,662	01/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1068	6/26/2024	WD	U	I	11	100
GRANTOR: SAXTON JOHN M & KATE						
GRANTEE: SAXTON JOHN MARK						
2478/0865	6/28/2021	WD	Q	I	01	305,000
GRANTOR: LEEDS KENNETH L & ROS						
GRANTEE: SAXTON JOHN M & KAT						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2015] W10 PTO=[YR=2019] N12 W16 S12 E16\$ W27 BAS=[YR=2015] W13 S54 E6 S1 E13 FOP=[YR=2015] S1 E7 N5 W7 S4\$ N4 E11 FGR=[YR=2015] S11 E20 N20 W20 S9\$ N9 E20 N32 W37 N10 \$ S10 E37 N10\$.											