LOT 109
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

SPYKER CHELSEA
77268 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0109-0000

BUILDING CHARACTERISTICS

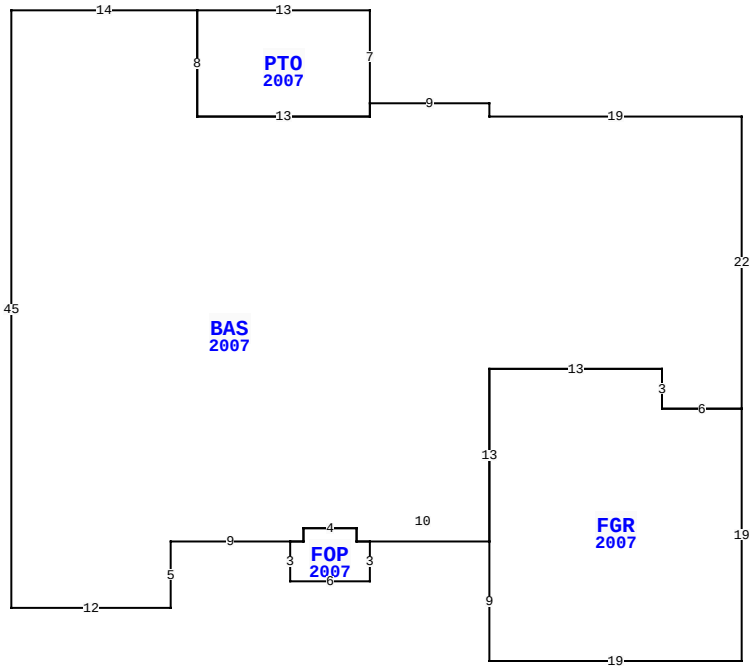
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,708	100	2007	1,708	197,242
FGR	400	55	2007	220	25,406
FOP	22	30	2007	7	809
PTO	104	5	2007	5	577
TOTALS	2,234			1,940	224,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,940	125.6605	125.66	243,780	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2022 Heated Area: 1708 HX Base Yr 2022



77268 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,034
TOTAL MARKET OB/XF VALUE		8,152
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		282,186
SOH/AGL Deduction		36,693
ASSESSED VALUE		245,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,771
TOTAL JUST VALUE		282,186
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0719956	CO ISSUED	0	03/12/2015
B19956	NEW CONSTR	155,000	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0276	6/29/2021	WD	Q	I	01	260,000
GRANTOR: JONES BERNARD & MARY						
GRANTEE: SPYKER CHELSEA						
1693/1302	8/13/2010	WD	U	I	11	42,000
GRANTOR: SUNTRUST BANK						
GRANTEE: JONES BERNARD & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 N1 W9 PTO=[YR=2007] N7 W13 S8 E13 N1$ S1 W13 N8 W14 S45 E12 N5 E9 FOP=[YR=2007] S3 E6 N 3 W1 N1 W4 S1 W1$ E1 N1 E4 S1 E10 FGR=[YR=2007] S9 E19 N19 W6 N3 W13 S13$ N13 E13 S3 E6 N22$.

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	0810	CONCRETE A	0	100	0	0	657.00	SF	6.50	6.50	100	2007	2007	3	87	3,715	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2015	2015	3	87	4,176	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 8,152

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 12/17/2019 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS