LOT 110
IN OR 2052/1798
LUMBER CREEK #1 PB 7/295 N/K/A

JOHNS BRIAN A & DEBRA W
77262 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 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

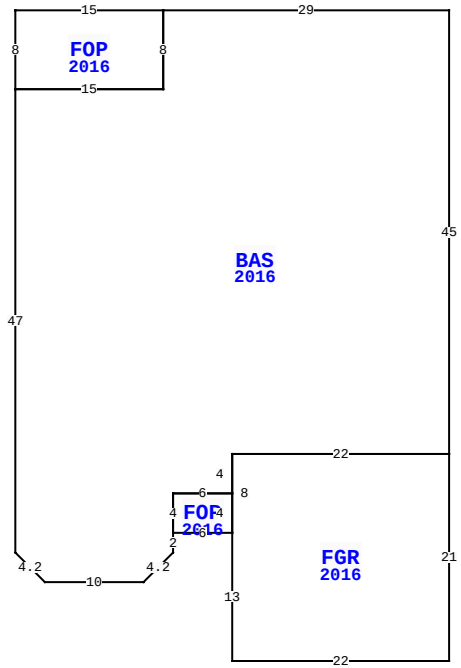
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100	2016	2,083	236,118
FGR	462	55	2016	254	28,792
FOP	24	30	2016	7	793
FOP	120	30	2016	36	4,081
TOTALS	2,689			2,380	269,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,380	120.5890	120.59	287,004	2016	2016	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2083 HX Base Yr 2020



77262 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		269,784
TOTAL MARKET OB/XF VALUE		3,582
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		323,366
SOH/AGL Deduction		101,763
ASSESSED VALUE		221,603
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,881
TOTAL JUST VALUE		323,366
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631764	CO ISSUED	0	05/20/2016
B1631764	NEW CONSTR	261,457	02/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1798	6/13/2016	SW	Q	I	01	196,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: JOHNS BRIAN A & DEB						
1991/1943	7/15/2015	WD	Q	V	05	233,400
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 FOP=[YR=2016] W15 S8 E15 N8$ S8 W15 S47 D3 R3 E10 U3 R3 N2 FOP=[YR=2016] E6 FGR=[YR=2016] S13 E22 N21 W22 S8$ N4 W6 S4$ N4 E6 N4 E22 N45$.

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	640.00	SF	5.20	5.20	100	2016	2016	3	95	3,162	
2	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	2016	2016	3	95	420	

LAND DESCRIPTION

TOTAL OB/XF 3,582

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