LOT 112
IN OR 2148/256
LUMBER CREEK #1 PB 7/295 N/K/A

DAHN WILLIAM N JR & CARFTHRINA K
77252 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

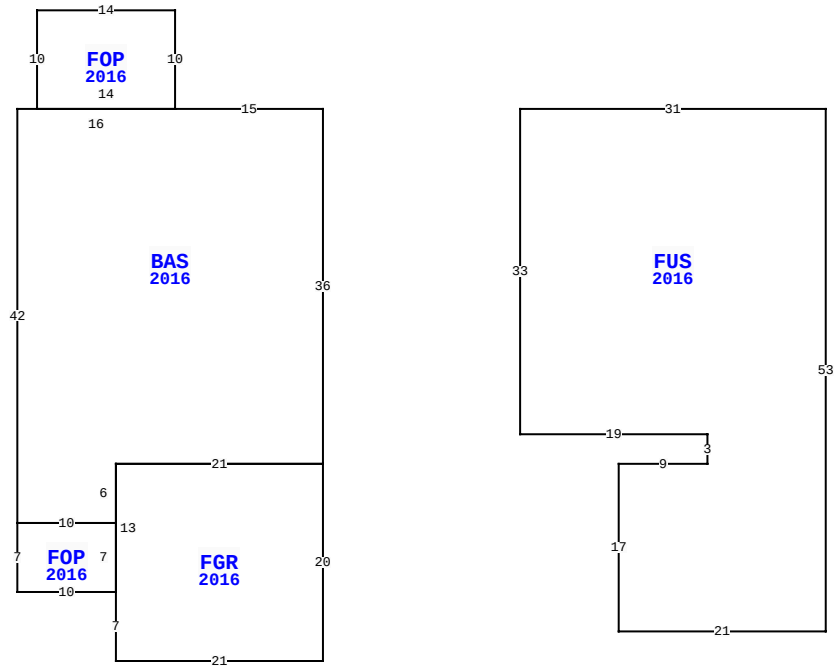
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	30	VINYL 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,176	100	2016	1,176	127,774
FGR	420	55	2016	231	25,098
FOP	70	30	2016	21	2,282
FOP	140	30	2016	42	4,564
FUS	1,416	100	2016	1,416	153,851
TOTALS	3,222			2,886	313,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,886	114.3698	114.37	330,072	2016	2016	0	0	0	5.00	95.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2592 HX Base Yr



77252 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		313,568
TOTAL MARKET OB/XF VALUE		3,477
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		367,045
SOH/AGL Deduction		6,243
ASSESSED VALUE		360,802
TOTAL EXEMPTION VALUE	13	360,802
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		367,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531429	CO ISSUED	0	05/19/2016
B1531429	NEW CONSTR	0	11/13/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2148/0256	9/26/2017	SW	Q	I	01	253,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: DAHN WILLIAM N JR &						
1957/0239	1/08/2015	SW	Q	V	05	389,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FOP=[YR=2016] N10 W14 S10 E14$ W16 S42 FOP=[YR=2016] S7 E10 FGR=[YR=2016] S7 E21 N20 W21 S13 $ N7 W10$ E10 N6 E21 N36$ PTR= E20 FUS=[YR=2016] E31 S53 W21 N17 E9 N3 W19 N33$ W20$.

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	51.00	SF	6.50	6.50	100	2016	2016	3	95	315	

LAND DESCRIPTION

TOTAL OB/XF 3,477

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