LOT 113
IN OR 2086/662
LUMBER CREEK #1 PB 7/295 N/K/A

ROMERO JOSE A & NORMA L
77248 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0113-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

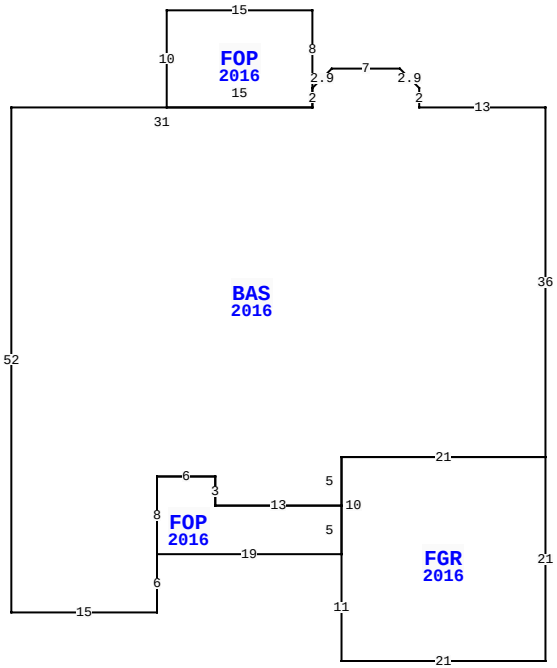
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,337	100	2016	2,337	257,067
FGR	441	55	2016	243	26,730
FOP	113	30	2016	34	3,740
FOP	150	30	2016	45	4,950
TOTALS	3,041			2,659	292,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,659	117.0240	117.02	311,156	2016	2016	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2337 HX Base Yr 2017



77248 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		292,487
TOTAL MARKET OB/XF VALUE		10,007
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		352,494
SOH/AGL Deduction		119,558
ASSESSED VALUE		232,936
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,214
TOTAL JUST VALUE		352,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632812	CO ISSUED	0	11/23/2016
B1632812	NEW CONSTR	286,975	08/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/0662	11/29/2016	SW	Q	I	01	228,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ROMERO JOSE A & NOR						
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] W13 N2 U2 L2 W7 D2 L2 FOP=[YR=2016] N8 W15 S10 E15 N2 $ S2 W31 S52 E15 N6 FOP=[YR=2016] E19 FGR=[YR=2016] S11 E21 N21 W21 S10 $ N5 W13 N3 W6 S8$ N8 E6 S3 E13 N5 E21 N36 $.

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	726.00	SF	5.20	5.20	100	2016	2016	3	95	3,586	
2	0476	VF 6 SBPL	0	100	0	0	186.00	LF	32.00	32.00	100	2022	2022	3	98	5,833	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 10,007

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