LOT 200
IN OR 2418/557
LUMBER CREEK #1 PB 7/295 N/K/A

GOFF CLIFFORD & BRANDI
77238 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0200-0000

BUILDING CHARACTERISTICS

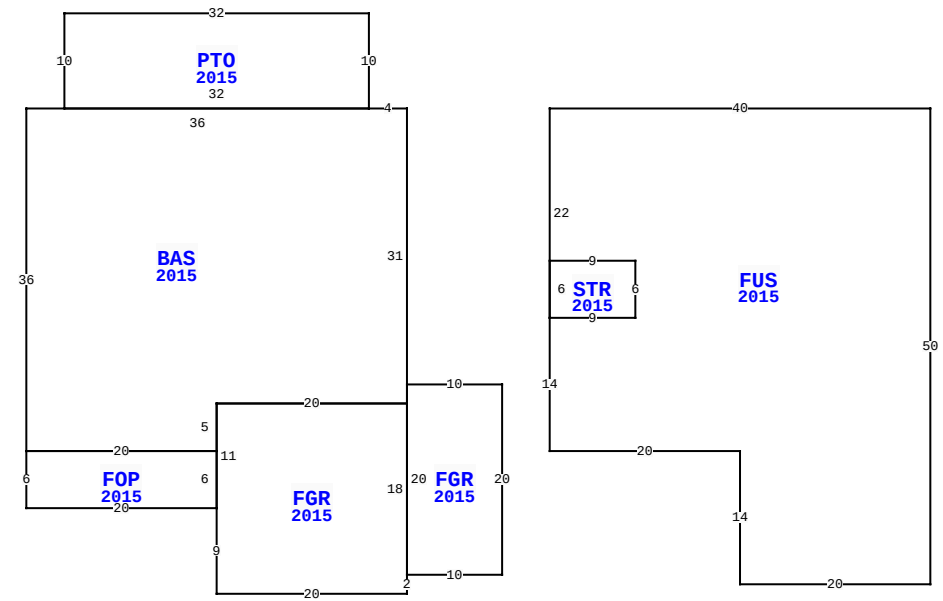
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	1,340	100	2015	1,340	148,125
FGR	200	55	2015	110	12,160
FGR	400	55	2015	220	24,319
FOP	120	30	2015	36	3,979
FUS	1,720	100	2015	1,720	190,131
PTO	320	5	2015	16	1,769
STR	54	10	2015	5	553
TOTALS	4,154			3,447	381,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,447	115.7452	115.75	398,990	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3060 HX Base Yr 2021



77238 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		381,035
TOTAL MARKET OB/XF VALUE		5,077
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		436,112
SOH/AGL Deduction		150,545
ASSESSED VALUE		285,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,845
TOTAL JUST VALUE		436,112
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529829	CO ISSUED	0	10/28/2015
B1529829	NEW CONSTR	371,023	01/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2418/0557	12/17/2020	WD	Q	I	01	320,000
GRANTOR: JOHNSON WILLIAM P JR						
GRANTEE: GOFF CLIFFORD & BRA						
2019/1607	12/11/2015	SW	Q	I	01	259,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: JOHNSON WILLIAM P J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W4 PTO=[YR=2015] N10 W32 S10 E32$ W36 S36 FOP=[YR=2015] S6 E20 FGR=[YR=2015] S9 E20 N2 FGR=[YR=2015] E10 N20 W10 S20$ N18 W20 S11$ N6 W20$ E20 N5 E20 N31$ PTR=E15 FUS=[YR=2015] E40 S50 W20 N14 W20 N14 STR=[YR=2015] E9 N6 W9 S6$ N22$ W15$.

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	949.00	SF	5.20	5.20	100	2015	2015	3	95	4,688	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2015	2015	3	95	389	

LAND DESCRIPTION

TOTAL OB/XF 5,077

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	000134	C	RES POND	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 06/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS