LOT 223
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

PETERS DARRYL ALLEN/SWIM TAMMY ELIZABETH
77200 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0223-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

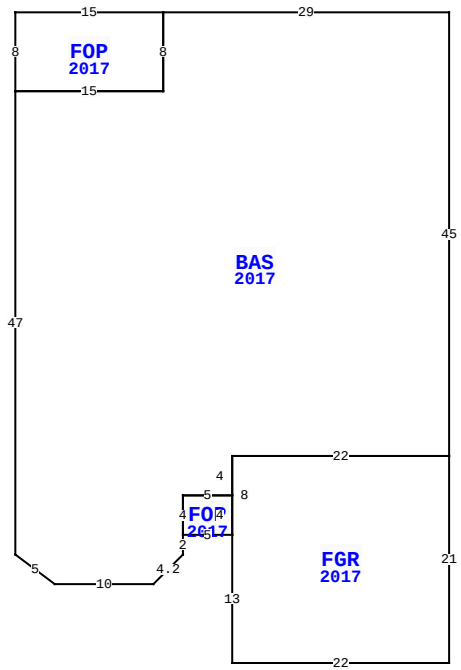
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,091	100	2017	2,091	238,916
FGR	462	55	2017	254	29,022
FOP	20	30	2017	6	686
FOP	120	30	2017	36	4,113
TOTALS	2,693			2,387	272,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	120.5890	120.59	287,848	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2019 Heated Area: 2091 HX Base Yr 2019



77200 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		272,736
TOTAL MARKET OB/XF VALUE		3,874
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		326,610
SOH/AGL Deduction		102,922
ASSESSED VALUE		223,688
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,966
TOTAL JUST VALUE		326,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011557	CO ISSUED	0	12/28/2017
17006767	NEW CONSTR	264,232	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0142	8/26/2020	QC	U	I	11	100
GRANTOR: PETERS DARRYL ALLEN						
GRANTEE: PETERS DARRYL ALLEN						
2169/1281	12/29/2017	SW	Q	I	01	229,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: PETERS DARRYL ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FOP=[YR=2017] W15 S8 E15 N8$ S8 W15 S47 D3 R4 E10 R3 U3 N2 FOP=[YR=2017] E5 FGR=[YR=2017] S13 E22 N21 W22 S8$ N4 W5 S4$ N4 E5 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	776.00	SF	5.20	5.20	100	2017	2017	3	96	3,874	

LAND DESCRIPTION

TOTAL OB/XF 3,874

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS