LOT 224
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

EREMITA RICHARD
77204 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0224-0000

BUILDING CHARACTERISTICS

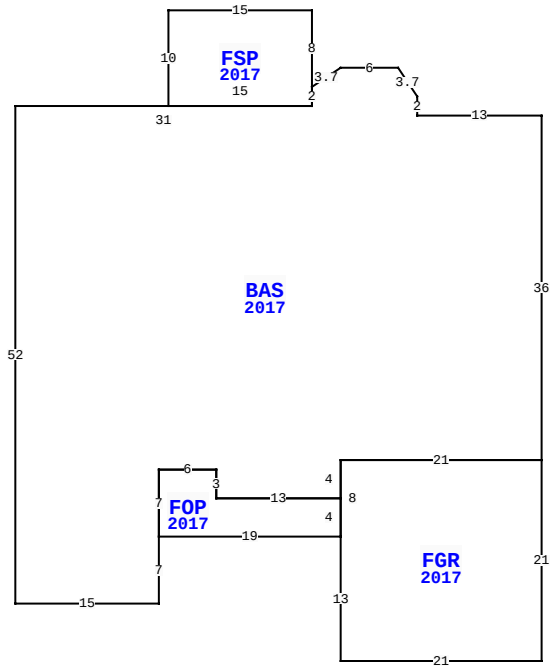
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,343	100	2017	2,343	261,271
FGR	441	55	2017	243	27,098
FOP	94	30	2017	28	3,122
FSP	150	40	2017	60	6,690
TOTALS	3,028			2,674	298,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,674	117.6864	117.69	314,703	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2021 Heated Area: 2343 HX Base Yr 2021



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

77204 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		298,181
TOTAL MARKET OB/XF VALUE		3,874
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		352,055
SOH/AGL Deduction		205,226
ASSESSED VALUE		146,829
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,107
TOTAL JUST VALUE		352,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002671	CO ISSUED	0	03/30/2017
B1633422	NEW CONSTR	286,975	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2257/1917	2/27/2019	WD	Q	I	01	227,500
GRANTOR: RIBEIRO ANDRE & MARIA						
GRANTEE: EREMITA RICHARD						
2116/0866	4/24/2017	SW	Q	I	01	236,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RIBEIRO ANDRE & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 N2 U3 L2 W6 D2 L3 FSP=[YR=2017] N8 W15 S10 E15 N2 $ S2 W31 S52 E15 N7 FOP=[YR=2017] E19 FGR=[YR=2017] S13 E21 N21 W21 S8$ N4 W13 N3 W6 S7$ N7 E6 S3 E13 N4 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	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 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