LOT 225
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

CAUDLE MARTIN R & YANG S
77210 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0225-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

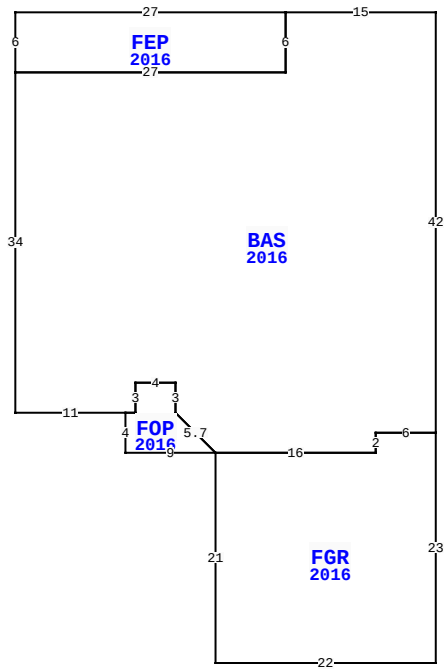
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,590	100	2016	1,590	186,302
FEP	162	80	2016	130	15,233
FGR	474	55	2016	261	30,582
FOP	40	30	2016	12	1,406
TOTALS	2,266			1,993	233,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	124.6462	124.65	248,427	2016	2016	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1590 HX Base Yr 2022



77210 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		233,521
TOTAL MARKET OB/XF VALUE		8,305
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,826
SOH/AGL Deduction		27,987
ASSESSED VALUE		263,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,117
TOTAL JUST VALUE		291,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632000	NEW CONSTR	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/0088	5/29/2020	WD	Q	I	01	240,000
GRANTOR: RAYLE WENDY M N/K/A W						
GRANTEE: CAUDLE MARTIN R & Y						
2069/1732	8/29/2016	SW	Q	I	01	181,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RAYLE WENDY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 FEP=[YR=2016] W27 S6 E27 N6 $ S6 W27 S34 E11 FOP=[YR=2016] S4 E9 FGR=[YR=2016] S21 E22 N23 W6 S2 W16 $ U4 L4 N3 W4 S3 W1 $ E1 N3 E4 S3 D4 R4 E16 N2E6 N42 $.

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	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2016	2016	3	78	4,867	
2	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	2016	2016	3	95	3,438	

LAND DESCRIPTION

TOTAL OB/XF 8,305

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