LOT 227
IN OR 2440/1756
LUMBER CREEK #1 PB 7/295 N/K/A

WILSON KATHERINE & MURRAY
77220 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0227-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

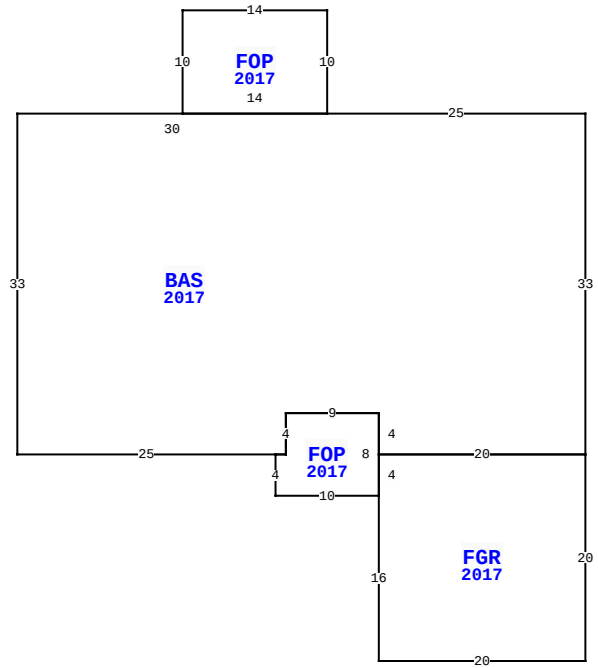
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,779	100	2017	1,779	213,903
FGR	400	55	2017	220	26,452
FOP	76	30	2017	23	2,766
FOP	140	30	2017	42	5,050
TOTALS	2,395			2,064	248,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,064	126.9002	126.90	261,922	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2025 Heated Area: 1779 HX Base Yr



77220 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		248,171
TOTAL MARKET OB/XF VALUE		9,392
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		307,563
SOH/AGL Deduction		0
ASSESSED VALUE		307,563
TOTAL EXEMPTION VALUE	13	307,563
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		307,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006550	CO ISSUED	0	07/21/2017
17002645	NEW CONSTR	222,141	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2440/1756	3/01/2021	WD	Q	I	01	275,000
GRANTOR: VELK SUSAN E						
GRANTEE: WILSON KATHERINE &						
2137/1403	7/27/2017	SW	Q	I	01	214,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: VELK SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] N10 W14 S10 E14$ W30 S33 E25 FOP=[YR=2017] S4 E10 FGR=[YR=2017] S16 E20 N20 W20 S4$ N8 W9 S4 W1$ E1 N4 E9 S4 E20 N33$.

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	563.00	SF	5.20	5.20	100	2017	2017	3	96	2,810	
2	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2022	2022	3	95	5,700	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 9,392

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