LOT 229
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

THRIFT LUKE JOSEPH
77230 LUMBER CREEK DR
YULEE, FL 32097

2025

09-2N-27-1290-0229-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

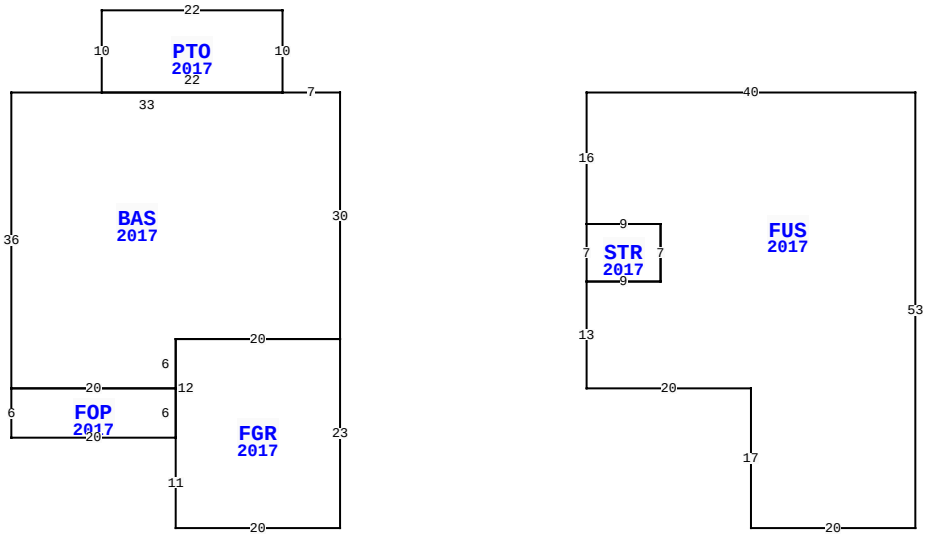
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2017	1,320	146,220
FGR	460	55	2017	253	28,026
FOP	120	30	2017	36	3,987
FUS	1,717	100	2017	1,717	190,196
PTO	220	5	2017	11	1,219
STR	63	10	2017	6	665
TOTALS	3,900			3,343	370,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,343	114.7930	114.79	383,743	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 3037 HX Base Yr 2022



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

77230 LUMBER CREEK BLVD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,312
TOTAL MARKET OB/XF VALUE		2,511
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		422,823
SOH/AGL Deduction		86,912
ASSESSED VALUE		335,911
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,189
TOTAL JUST VALUE		422,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005719	CO ISSUED	0	06/28/2017
B1633631	NEW CONSTR	353,207	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1141	11/11/2021	WD	Q	I	01	362,100
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: THRIFT LUKE JOSEPH						
2486/1967	8/10/2021	WD	U	I	37	357,100
GRANTOR: SULLIVAN BRIAN P & AN						
GRANTEE: ZILLOW HOMES PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W7 PTO=[YR=2017] N10 W22 S10 E22$ W33 S36 FOP=[YR=2017] S6 E20 FGR=[YR=2017] S11 E20 N23 W20 S12$ N6 W20$ E20 N6 E20 N30$ PTR=[YR=2017] E30 FUS=[YR=2017] E40 S53 W20 N17 W20 N13 STR=[YR=2017] N7 E9 S7 W9$ E9 N7 W9 N16$ W30$.

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	503.00	SF	5.20	5.20	100	2017	2017	3	96	2,511	

LAND DESCRIPTION

TOTAL OB/XF 2,511

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