

LOT 48
IN OR 2247/1608
LUMBER CREEK PUD-PHASE 2

MATTINGLY DENNIS D & MARIAN M
77025 BIRDSEYE COURT
YULEE, FL 32097

2025

09-2N-27-1291-0048-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		10	ABOVE AVG 100		0100	01	2,749	111.8880	111.89	307,586	2018	2018	0	0	0	2.50	97.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2019										Heated Area: 2443										HX Base Yr									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE									
Interior Floo		07	CORK/VTILE 50																						TOTAL LAND VALUE - MARKET									
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE									
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction									
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE									
Bedrooms			5 100																						TOTAL EXEMPTION VALUE									
Bathrooms			2.5 100																						BASE TAXABLE VALUE									
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE									
Stories		2.	2. 100																						NCON VALUE									
Units		00	0 100												INCOME VALUE																			
Occupancy		00	NONE 100												PREVIOUS YEAR MKT VALUE																			
Quality		04	Quality Level 04																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4073.100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,407	100	2018	1,407	153,493																													
FGR	447	55	2018	246	26,837																													
FOP	42	30	2018	13	1,419																													
FOP	88	30	2018	26	2,836																													
FUS	1,036	100	2018	1,036	113,020																													
PTO	324	5	2025	16	1,745																													
STR	48	10	2018	5	545																													
TOTALS		3,392			2,749	299,896																												
EXTRA FEATURES					77025 BIRDSEYE CT, YULEE																													
L N	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	640.00	SF	5.20	5.20	100	2018	2018	3	97	3,228																			
2	0476	VF 6 SBPL	0 100	0	0	240.00	LF	32.00	32.00	100	2018	2018	3	92	7,066																			
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552																			