LOT 50
LUMBER CREEK PUD-PHASE 2
PBK 8/217

DRUDGE SUZANNE
77017 BIRDSEYE CT
YULEE, FL 32097

2025

09-2N-27-1291-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
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	04	Quality Level 04

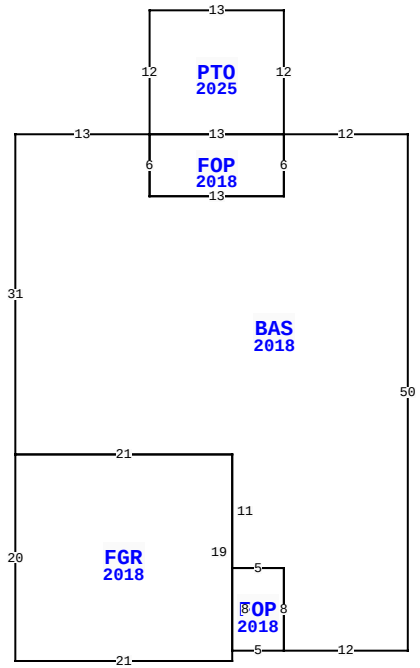
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2018	1,383	158,575
FGR	420	55	2018	231	26,487
FOP	40	30	2018	12	1,376
FOP	78	30	2018	23	2,637
PTO	156	5	2025	8	917
TOTALS	2,077			1,657	189,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,657	117.6000	117.60	194,863	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1383 HX Base Yr 2025



77017 BIRDSEYE CT, 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		189,991
TOTAL MARKET OB/XF VALUE		9,512
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		249,503
SOH/AGL Deduction		94,811
ASSESSED VALUE		154,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,970
TOTAL JUST VALUE		249,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012341	CO ISSUED	0	12/19/2018
18010293	NEW CONSTR	191,538	10/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/177	8/30/2024	WD	Q	I	01	317,900
GRANTOR: TODD SHEILA LYNN						
GRANTEE: DRUDGE SUZANNE						
2586/0588	8/24/2022	WD	Q	I	02	335,000
GRANTOR: RICHARDSON JIMMY						
GRANTEE: TODD SHEILA LYNN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S6 W13 N6 W13 S31 E21 S11 E5 S8 E12 N50 $
FGR=[YR=2018;ORIG=-38,31] S20 E21 N1 N19 W21 $
PTO=[YR=2025;ORIG=-25,0] E13 N12 W13 S12 $
FOP=[YR=2018;ORIG=-12,0] W13 S6 E13 N6 $
FOP=[YR=2018;ORIG=-17,50] E5 N8 W5 S8 $
.

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	685.00	SF	5.20	5.20	100	2018	2018	3	97	3,455	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
3	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2019	2019	3	94	5,775	

LAND DESCRIPTION

TOTAL OB/XF 9,512

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS