

LOT 71
LUMBER CREEK PUD-PHASE 2
PBK 8/217

GORE JACKSON A/WILBUR ALICIA
77820 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0071-0000



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	PAGE 1 of 1 4																												
Exterior Wall	10	ABOVE AVG 100	0100	01	2,176	112.1610	112.16	244,060	2018	2018	0	0	0	2.50	97.50	VALUATION BY STANDARD																											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1854													HX Base Yr 2020														
Roof Cover	03	COMP SHNGL 100																Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE													237,958												
Interior Floor	14	CARPET 70																TOTAL MARKET OB/XF VALUE													7,176												
Interior Floor	07	CORK/VILE 30																TOTAL LAND VALUE - MARKET													50,000												
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE													295,134												
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction													61,866												
Bedrooms	4	100																ASSESSED VALUE													233,268												
Bathrooms	2	100																TOTAL EXEMPTION VALUE													HX HB 50,722												
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE													182,546												
Stories	1.	1. 100																TOTAL JUST VALUE													295,134												
Units	0	100	NCON VALUE													2,186																											
Occupancy	00	NONE 100	INCOME VALUE																																								
			PREVIOUS YEAR MKT VALUE													282,348																											
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	1,854	100	2018	1,854	202,746																																						
DCK	200	10	2025	20	2,187																																						
FGR	456	55	2018	251	27,448																																						
FOP	42	30	2018	13	1,422																																						
FOP	128	30	2018	38	4,155																																						
TOTALS			2,680		2,176	237,958																																					
EXTRA FEATURES						77820 LUMBER CREEK BLVD, YULEE												BLD DATE 06/02/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE																									
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	591.00	SF	5.20	5.20	100	2018	2018	3	97	2,981																											
2	0471	VINYL FNC	0	100	0	0	138.00	LF	32.00	32.00	100	2020	2020	3	95	4,195																											
LAND DESCRIPTION																		TOTAL OB/XF 7,176																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																											