

LOT 72
LUMBER CREEK PUD-PHASE 2
PBK 8/217

YEARTON AVREE CHANCE/MROZINSKI KRISTIN E
77822 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0072-0000

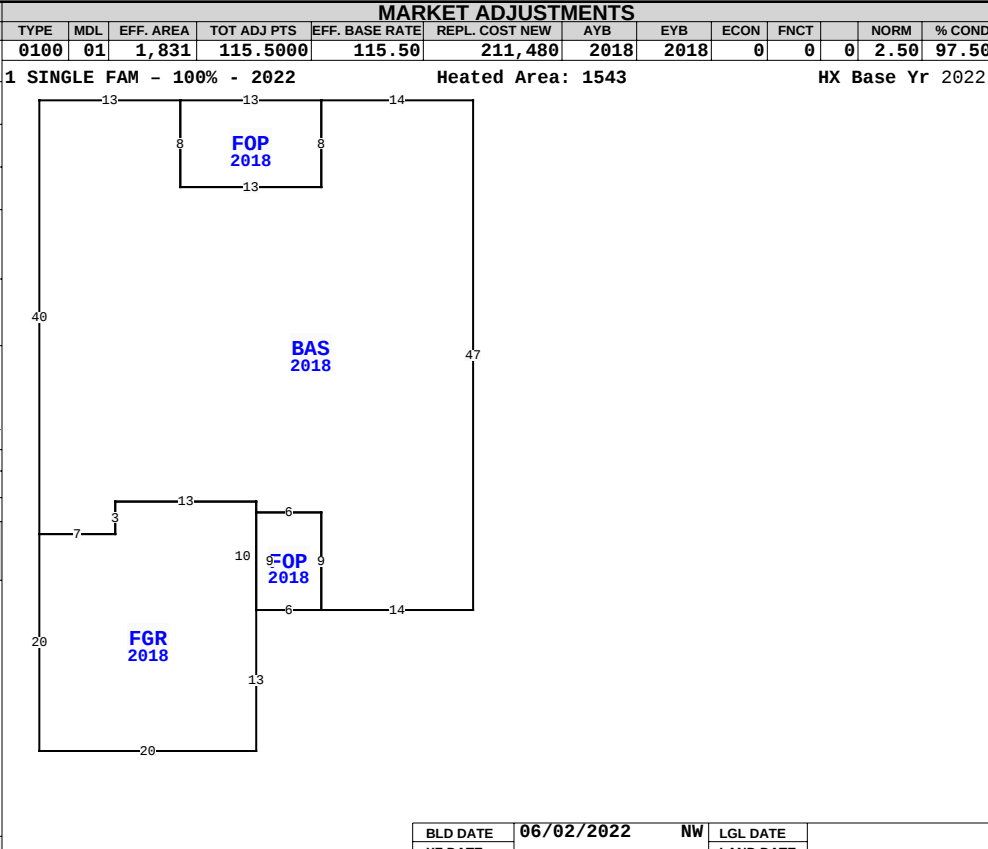


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,543	100	2018	1,543	173,762
FGR	439	55	2018	241	27,140
FOP	54	30	2018	16	1,802
FOP	104	30	2018	31	3,491
TOTALS	2,140			1,831	206,193

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	603.00	SF	5.20	5.20	
2	0471	VINYL FNC	0	100	0	0	108.00	LF	32.00	32.00	



77822 LUMBER CREEK BLVD, YULEE											
BLD DATE 06/02/2022			NW			LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										206,193	
TOTAL MARKET OB/XF VALUE										6,325	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										262,518	
SOH/AGL Deduction										16,695	
ASSESSED VALUE										245,823	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										195,101	
TOTAL JUST VALUE										262,518	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										253,239	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005708	CO ISSUED	0	06/05/2018
B1801279	NEW CONSTR	202,328	02/06/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2499/0896	9/22/2021	QC	U	I	11	100	
GRANTOR: YEARTON AVREE CHANCE							
GRANTEE: YEARTON AVREE C & K							
2464/0087	4/19/2021	WD	Q	I	01	255,000	
GRANTOR: PELLETIER JOSHUA & KA							
GRANTEE: YEARTON AVREE CHANC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W14 FOP=[YR=2018] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2018] S20 E20 N13 FOP=[YR=2018] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.									

LAND DESCRIPTION										TOTAL OB/XF														6,325									
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																