

LOT 22
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ALLEN LACEY HESHIMU
77623 CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0022-0000



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	2,705	116.4240	116.42	314,916	2019	2019	0	0	0	2.00	98.00	VALUATION SUMMARY															
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2414															
Roof Cover	03	COMP SHNGL 100														HX Base Yr															
Interior Wall	05	DRYWALL 100																													
Interior Floor	11	CLAY TILE 50																													
Interior Floor	14	CARPET 50																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		5 100																													
Bathrooms		2.5 100																													
Frame	02	WOOD FRAME 100																													
Stories	2.	2. 100																													
Units	0	0 100																													
Occupancy	00	NONE 100																													
Quality			04	Quality Level 04																											
DOR CODE			0100	SINGLE FAMILY																											
MAP NUM				MKT AREA													04														
NEIGHBORHOOD/LOC			4073.200																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,378	100	2019	1,378	157,218																										
FGR	458	55	2019	252	28,751																										
FOP	42	30	2019	13	1,483																										
FOP	88	30	2019	26	2,966																										
FUS	1,036	100	2019	1,036	118,199																										
TOTALS			3,002		2,705	308,618																									
EXTRA FEATURES						77623 LUMBER CREEK BLVD, 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	0810	CONCRETE A	0	0	0	588.00	SF	6.50	6.50	100	2019	2019	3	97	3,707																
TOTAL OB/XF 3,707																															
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000														
REVIEW DATE 06/14/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																															