LOT 23
LUMBER CREEK PUD-PHASE 3
OR 2226/853

PMN RESIDENTIAL BUYER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

09-2N-27-1292-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

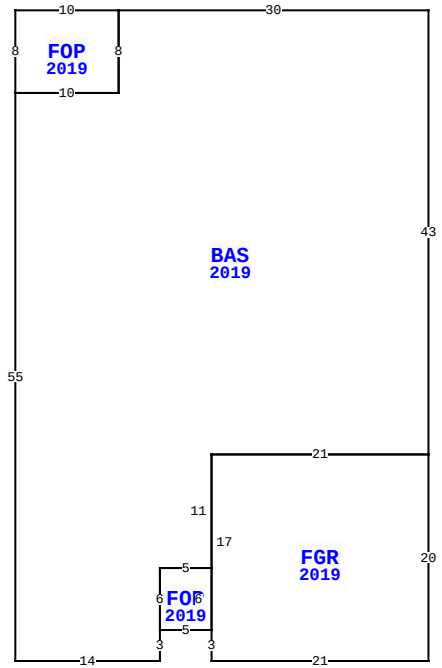
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2019	1,975	243,176
FGR	420	55	2019	231	28,443
FOP	30	30	2019	9	1,108
FOP	80	30	2019	24	2,955
TOTALS	2,505			2,239	275,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	125.6409	125.64	281,308	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1975 HX Base Yr



77619 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

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,682
TOTAL MARKET OB/XF VALUE	2,653
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	328,335
SOH/AGL Deduction	0
ASSESSED VALUE	328,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,335
TOTAL JUST VALUE	328,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	315,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003132	NEW CONSTR	265,861	03/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2594/0579	9/27/2022	WD	U	I	37	347,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: PMN RESIDENTIAL BUY						
2588/0851	8/17/2022	WD	U	I	37	341,400
GRANTOR: BATISTA JEFFERSON						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 FOP=[YR=2019] W10 S8 E10 N8 $ S8 W10 S55 E14 N3 FOP=[YR=2019] E5 FGR=[YR=2019] S3 E21 N20 W21 S17 $ N6 W5 S6 $ N6 E5 N11 E21 N43 $.

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	0	0	0	526.00	SF	5.20	5.20	100	2019	2019	3	97	2,653	

LAND DESCRIPTION

TOTAL OB/XF 2,653

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	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 07/05/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS