LOT 27
LUMBER CREEK PUD-PHASE 3
OR 2226/853

**FISHER DARREN M & ASHLEY A**
77603 LUMBER CREEK BLVD
YULEE, FL 32097

**2025**

**09-2N-27-1292-0027-0000**

## 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

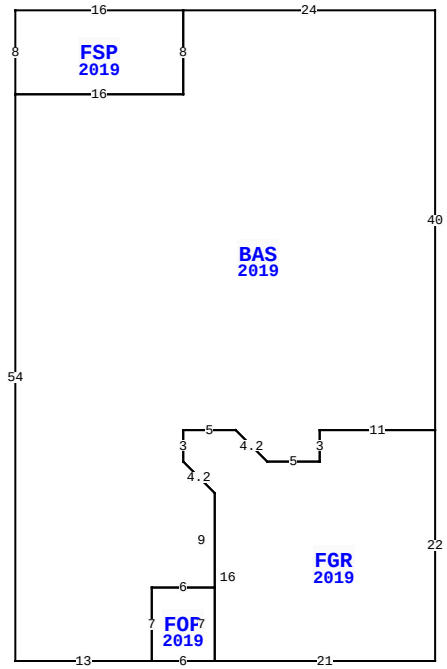
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,854 | 100 | 2019 | 1,854 | 220,792 |
| FGR | 456 | 55 | 2019 | 251 | 29,892 |
| FOP | 42 | 30 | 2019 | 13 | 1,548 |
| FSP | 128 | 40 | 2019 | 51 | 6,074 |
| TOTALS | 2,480 | | | 2,169 | 258,305 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,169 | 121.5249 | 121.52 | 263,577 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1854 HX Base Yr




77603 LUMBER CREEK BLVD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 258,305 |
| TOTAL MARKET OB/XF VALUE | 3,541 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 311,846 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 311,846 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 311,846 |
| TOTAL JUST VALUE | 311,846 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 300,232 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19002663 | NEW CONSTR | 252,471 | 03/18/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2722/961 | 6/20/2024 | WD | Q | I | 01 | 355,000 |
| GRANTOR: HAMM KATHY LUCAS | | | | | | |
| GRANTEE: FISHER DARREN M & A | | | | | | |
| 2664/1760 | 8/30/2023 | WD | Q | I | 02 | 340,000 |
| GRANTOR: HARLOW KARL J | | | | | | |
| GRANTEE: HAMM KATHY LUCAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S8 W16 S54 E13 N7 E6 N9 U3L3 N3 E5 D3R3 E5 N3 E11 N40 $
FGR=[YR=2019;ORIG=-21,62] E21 N22 W11 S3 W5 U3L3 W5 S3 D3R3 S16 $
FSP=[YR=2019;ORIG=-24,0] W16 S8 E16 N8 $
FOP=[YR=2019;ORIG=-27,62] E6 N7 W6 S7 $
.

## 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 | 702.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 3,541 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,541

| 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 05/20/2024 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS