

LOT 29
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SAF SN FLORIDA A LLC
77555 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0029-0000



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	0	0 100
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	2,005	100	2019	2,005	244,846
FGR	420	55	2019	231	28,209
FOP	35	30	2019	10	1,221
FOP	90	30	2019	27	3,297
TOTALS	2,550			2,273	277,574

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	374.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,273	124.6119	124.61	283,239	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 0% - 0 Heated Area: 2005 HX Base Yr											

77555 LUMBER CREEK BLVD, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
374.00	SF	6.50	6.50	100	2019	2019	3	97	2,358	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		277,574	
TOTAL MARKET OB/XF VALUE		2,358	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		329,932	
SOH/AGL Deduction		0	
ASSESSED VALUE		329,932	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		329,932	
TOTAL JUST VALUE		329,932	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003011	NEW CONSTR	265,861	03/26/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2497/0286	9/15/2021	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY C L					
GRANTEE: SAF SN FLORIDA A LL					
2482/1711	7/26/2021	WD	U	I	37
GRANTOR: ORITZ HECTOR G & GERA					
GRANTEE: OPENDOOR PROPERTY C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W10 BAS=[YR=2019] W30 S44 FGR=[YR=2019] S20 E21 N2 FOP=[YR=2019] E5 N7 W5 S7\$ N18 W21\$ E21 S11 E5 S9 E14 N55 W10 N9\$ S9 E10 N9\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		