

LOT 45  
LUMBER CREEK PUD-PHASE 3  
OR 2226/853

SANTOS SHEILANNETTE SANTIAGO/RODRIGUEZ JONATHAN CH  
77491 LUMBER CREEK BLVD  
YULEE, FL 32097

2025

09-2N-27-1292-0045-0000



| 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                 |                  | 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         | 4073.200         |                  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      |
| BAS                      | 1,383            | 100              |
| FGR                      | 420              | 55               |
| FOP                      | 40               | 30               |
| FOP                      | 78               | 30               |
| TOTALS                   | 1,921            |                  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0100               | 01  | 1,649     | 127.1550    | 127.16         | 209,687        | 2019 | 2019 | 0    | 0    | 0 | 2.00 | 98.00  |  |

1 SINGLE FAM - 0% - 0

Heated Area: 1383

HX Base Yr

|          |            |    |           |
|----------|------------|----|-----------|
| BLD DATE | 06/02/2022 | NW | LGL DATE  |
| XF DATE  |            |    | LAND DATE |