

LOT 51
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FLEISCHER MARK L JR & BRIANNA
77465 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0051-0000



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 60
Interior Floo	14	CARPET 40
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		0 100
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	1,965	100
FGR	420	55
FOP	30	30
FOP	90	30
TOTALS	2,505	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,232	124.3032	124.30	277,438	2019	2019	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2020 Heated Area: 1965 HX Base Yr 2020												
TOTALS 2,505 2,232 271,889												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				271,889			
TOTAL MARKET OB/XF VALUE				10,313			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				332,202			
SOH/AGL Deduction				91,056			
ASSESSED VALUE				241,146			
TOTAL EXEMPTION VALUE			HX	HB	50,722		
BASE TAXABLE VALUE				190,424			
TOTAL JUST VALUE				332,202			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				320,044			