LOT 61
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SAF SN FLORIDA A LLC
8390 E VIA DE VENTURA F-110, #303
SCOTTSDALE, AZ 85258

2025

09-2N-27-1292-0061-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

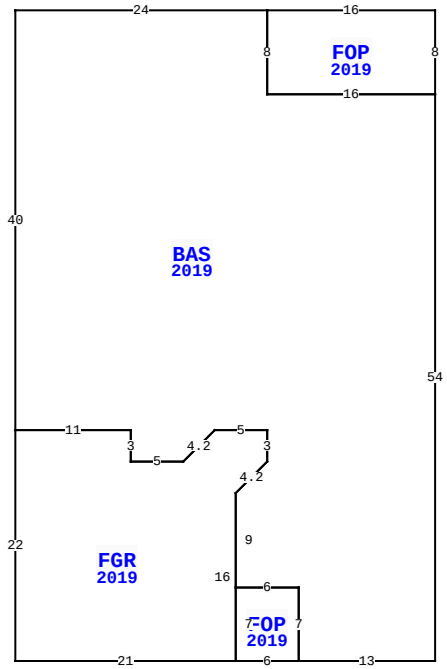
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2019	1,854	201,914
FGR	456	55	2019	251	27,336
FOP	42	30	2019	13	1,416
FOP	128	30	2019	38	4,139
TOTALS	2,480			2,156	234,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	111.1320	111.13	239,596	2019	2019	0	0	0	2.00	98.00

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



77732 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	234,804
TOTAL MARKET OB/XF VALUE	3,512
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	288,316
SOH/AGL Deduction	0
ASSESSED VALUE	288,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,316
TOTAL JUST VALUE	288,316
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1900263	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/0852	10/14/2021	WD	U	I	30	327,000
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: SAF SN FLORIDA A LL						
2505/0685	10/14/2021	WD	U	I	11	100
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: SAF SN FLORIDA A LL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 FOP=[YR=2019] E6 N7 W6 S7$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8$ S8 E16 N8$.

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	0810	CONCRETE A	0	0	0	0	557.00	SF	6.50	6.50	100	2019	2019	3	97	3,512	

LAND DESCRIPTION

TOTAL OB/XF 3,512

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