

FRANTZ LARRY & DEBORAH
77720 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0063-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY									
Exterior Wall		10	ABOVE AVG 100							0100	01	1,884	114.4248	114.42	215,567	2019	2019	0	0	0	2.00	98.00	VALUATION BY STANDARD									
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2020										Heated Area: 1543 HX Base Yr 2020												
Roof Cover		03	COMP SHNGL 100																													
Interior Wall		05	DRYWALL 100																													
Interior Floo		13	LVT/LAMNT 60																													
Interior Floo		14	CARPET 40																													
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	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	1,543	100	2019	1,543	173,019																											
FGR	439	55	2019	241	27,024																											
FOP	54	30	2019	16	1,794																											
FPT	104	30	2019	31	3,476																											
PTO	39	5	2019	2	224																											
USP	169	30	2019	51	5,718																											
TOTALS		2,348			1,884	211,256																										
EXTRA FEATURES						77720 LUMBER CREEK BLVD, YULEE																										
L N	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	0 100	0	0	589.00	SF	6.50	6.50	100	2019	2019	3	97	3,714																	
2	0462	ST/AL FNC	0 100	0	0	552.00	SF	10.00	10.00	100	2019	2019	3	87	4,802																	
3	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564																	
LAND DESCRIPTION TOTAL OB/XF 9,080																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000															