LOT 145
LUMBER CREEK PUD-PHASE 3
OR 2226/853

EREMITA RICHARD
77444 LUMBER CREEK BLVD
YULE, FL 32097

2025

09-2N-27-1292-0145-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

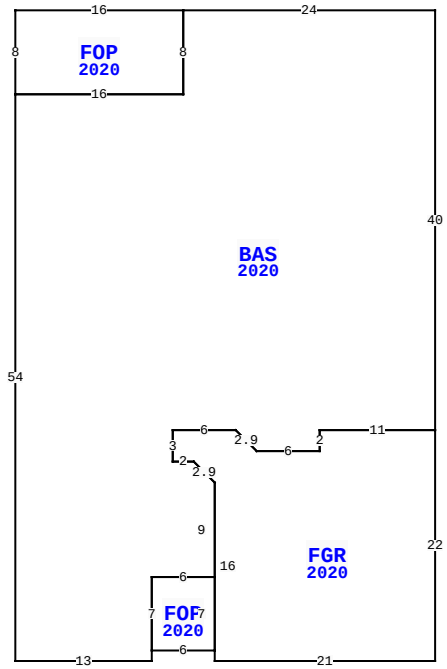
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,842	100	2020	1,842	206,112
FGR	462	55	2020	254	28,421
FOP	42	30	2020	13	1,455
FOP	128	30	2020	38	4,252
TOTALS	2,474			2,147	240,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	113.6016	113.60	243,899	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1842 HX Base Yr



77444 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	240,241
TOTAL MARKET OB/XF VALUE	3,205
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	293,446
SOH/AGL Deduction	0
ASSESSED VALUE	293,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	293,446
TOTAL JUST VALUE	293,446
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011918	CO ISSUED	0	12/02/2020
20005867	NEW CONSTR	252,235	08/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2634/1841	4/28/2023	WD	Q	I	01	315,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: EREMITA RICHARD						
2583/0095	8/04/2022	WD	U	I	37	381,200
GRANTOR: THAMES STACY-ANN & TR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 S54 E13 N1 FOP=[YR=2020] E6 FGR=[YR=2020] S1 E21 N22 W11 S2 W6 L2 U2 W6 S3 E2 D2 R2 S16$ N7 W6 S7$ N7 E6 N9 L2 U2 W2 N3 E6 R2 D2 E6 N2 E11 N40$.

EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	629.00	SF	5.20	5.20	100	2020	2020	3	98	3,205	

LAND DESCRIPTION

TOTAL OB/XF 3,205

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/08/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS