

LOT 160
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FINCH RACHAEL ET AL/MURPHY NATHAN
77330 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0160-0000



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	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,005	100	2020	2,005	228,420
FGR	420	55	2020	231	26,316
FOP	30	30	2020	9	1,025
FOP	90	30	2020	27	3,076
TOTALS	2,545			2,272	258,838

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,272	115.6596	115.66	262,780	2020	2020	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2024 Heated Area: 2005 HX Base Yr 2024													
77330 LUMBER CREEK BLVD, YULEE													

TOTAL OB/XF 3,302													
BLD DATE	XF DATE	INC DATE	06/02/2022	NW	LGL DATE	LAND DATE	AG DATE						
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		258,838	
TOTAL MARKET OB/XF VALUE		3,302	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		312,140	
SOH/AGL Deduction		2,939	
ASSESSED VALUE		309,201	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		258,479	
TOTAL JUST VALUE		312,140	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012940	CO ISSUED	0	12/28/2020
20008087	NEW CONSTR	265,655	09/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2633/231	4/20/2023	WD	Q	I	02	350,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: FINCH RACHAEL ET AL							
2563/1862	5/09/2022	WD	U	I	37	393,500	
GRANTOR: KING ELIJAH & BRITTAN							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2020] W10 BAS=[YR=2020] W30 S44 FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N6 W5 S6\$ N17 W21\$ E21 S11 E5 S9 E14 N55 W10 N9\$ S9 E10 N9\$.													