LOT 18
IN OR 2142/979
LUMBER CREEK #1 PB 7/295 N/K/A

SMITH CHRISTOPHER CODY
77215 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

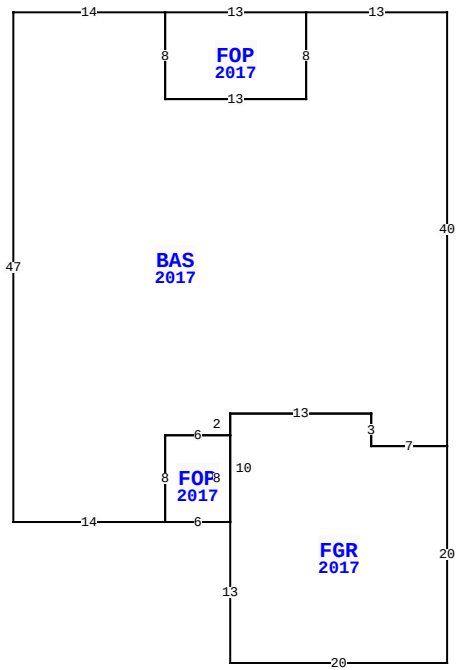
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100	1,549	173,312
FGR	439	55	241	26,965
FOP	48	30	14	1,566
FOP	104	30	31	3,468
TOTALS	2,140		1,835	205,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,835	126.5000	114.17	209,502	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1549 HX Base Yr 2020



77215 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		205,312
TOTAL MARKET OB/XF VALUE		3,586
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		258,898
SOH/AGL Deduction		79,707
ASSESSED VALUE		179,191
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,191
TOTAL JUST VALUE		258,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005686	CO ISSUED	0	06/27/2017
17001024	NEW CONSTR	198,363	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2142/0979	8/22/2017	SW	Q	I	01	206,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SMITH CHRISTOPHER C						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W13 S8 E13 N8$ S8 W13 N8 W14 S47 E14 FOP=[YR=2017] E6 FGR=[YR=2017] S13 E20 N20 W7 N3 W13 S10$ N8 W6 S8$ N8 E6 N2 E13 S3 E7 N40$.

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	0811	CONCRETE B	0	100	0	0	711.00	SF	5.20	5.20	100	2017	2017	3	97	3,586	

LAND DESCRIPTION

TOTAL OB/XF 3,586

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/31/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS