

LOT 27
IN OR 2145/941
LUMBER CREEK #1 PB 7/295 N/K/A

MCLEAN ANGELICA
77865 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0027-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 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 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	1,854	100	1,854	201,442
FGR	456	55	251	27,271
FOP	42	30	13	1,412
FOP	128	30	38	4,129

TOTALS 2,480 2,156 234,255

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		694.00	SF	5.20				3,501	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/03/2017 BY SB

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	122.8430	110.87	239,036	2017	2017	0	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1854 HX Base Yr													

77865 LUMBER CREEK BLVD, YULEE

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

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		234,255
TOTAL MARKET OB/XF VALUE		3,501
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		287,756
SOH/AGL Deduction		41,852
ASSESSED VALUE		245,904
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		245,904
TOTAL JUST VALUE		287,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005916	CO ISSUED	0	07/03/2017
17001686	NEW CONSTR	234,763	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2145/0941	8/31/2017	SW	Q	I	01	219,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MCLEAN ANGELICA						
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
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22
E21 FOP=[YR=2017] 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\$.

TOTAL OB/XF 3,501

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS