

LOT 100
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

RICCI RUBEN & LISA G
77101 LUMBER CREEK DR
YULEE, FL 32097

2023

09-2N-27-1290-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		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	1,686	100	1,686	189,321
FGR	494	55	272	30,543
FOP	49	30	15	1,684
FOP	170	30	51	5,727
TOTALS	2,399		2,024	227,275

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	728.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	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	2,024	124.4208	112.29	227,275	2021	2021	0	0	0.00	100.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1686 HX Base Yr 2022											
77101 LUMBER CREEK DR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		227,275	
TOTAL MARKET OB/XF VALUE		3,786	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		281,061	
SOH/AGL Deduction		33,148	
ASSESSED VALUE		247,913	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		197,913	
TOTAL JUST VALUE		281,061	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000757	CO ISSUED	0	01/25/2021
20009331	NEW CONSTR	236,279	10/06/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/0595	1/29/2021	SW	Q	I	01	254,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: RICCI RUBEN & LISA						
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											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W23 FOP=[YR=2020] N10 W17 S10 E17\$ W17 S49 E11 FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19\$ N7 W7\$ E7 N12 E17 N2 E5 N35\$.											