LOT 102
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

RYLES BERNICE
77321 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

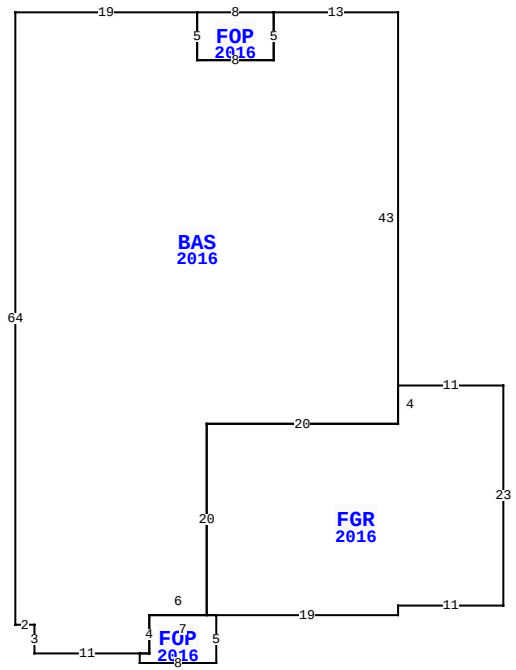
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,130	100	2,130	236,915
FGR	653	55	359	39,931
FOP	36	30	11	1,224
FOP	40	30	12	1,335
TOTALS	2,859		2,512	279,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	126.4080	114.08	286,569	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2022 Heated Area: 2130 HX Base Yr



77321 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,405
TOTAL MARKET OB/XF VALUE		3,470
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		332,875
SOH/AGL Deduction		0
ASSESSED VALUE		332,875
TOTAL EXEMPTION VALUE	13	332,875
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		332,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633385	CO ISSUED	0	12/20/2016
B1633385	NEW CONSTR	267,760	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2437/1569	2/12/2021	SW	Q	I	01	289,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: RYLES BERNICE						
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=2016] W13 FOP=[YR=2016] W8 S5 E8 N5$ S5 W8 N5 W19 S64 E2 S3 E11 FOP=[YR=2016] S1 E8 N5 FGR=[YR=2016] E19 N1 E11 N23 W11 S4 W20 S20 E1$ W7 S4 W1$ E1 N4 E6 N20 E20 N43 $.

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	172	4	688.00	SF	5.20	5.20	100	2016	2016	3	97	3,470	

LAND DESCRIPTION

TOTAL OB/XF 3,470

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 12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS