LOT 140
IN OR 2247/1197
LUMBER CREEK #1 PB 7/295 N/K/A

MCGREW ROBERT T/URBAN RACHAEL L
77864 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0140-0000

BUILDING CHARACTERISTICS

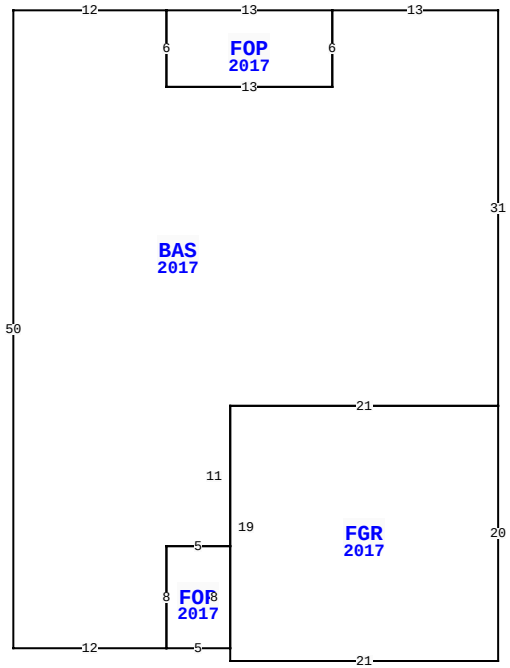
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,383	100	1,383	160,702
FGR	420	55	231	26,842
FOP	40	30	12	1,395
FOP	78	30	23	2,672
TOTALS	1,921		1,649	191,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	131.3760	118.57	195,522	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1383 HX Base Yr 2020



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

77864 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		191,612
TOTAL MARKET OB/XF VALUE		2,989
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,601
SOH/AGL Deduction		75,303
ASSESSED VALUE		169,298
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,298
TOTAL JUST VALUE		244,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005684	CO ISSUED	0	06/27/2017
17001669	NEW CONSTR	180,603	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2247/1197	12/18/2018	WD	Q	I	01	194,000
GRANTOR: TRUJILLO KAYLA & LUCA						
GRANTEE: MCGREW ROBERT T & R						
2135/0388	7/17/2017	SW	Q	I	02	186,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: TRUJILLO KAYLA & LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

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	0810	CONCRETE A	0	100	0	0	474.00	SF	6.50	6.50	100	2017	2017	3	97	2,989	

LAND DESCRIPTION

TOTAL OB/XF 2,989

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 08/03/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS