

LOT 142
IN OR 2138/1222
LUMBER CREEK #1 PB 7/295 N/K/A

PATTON JANIE JUANITA MARIA
77858 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1290-0142-0000



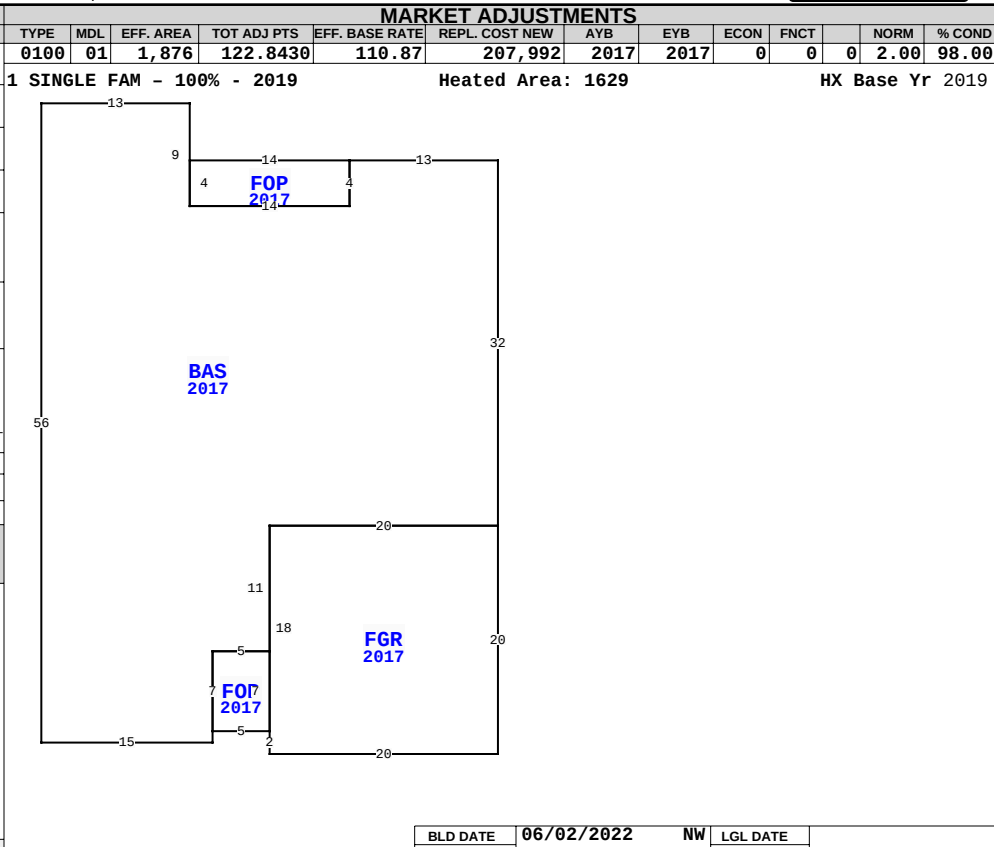
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,629	100	1,629	176,995
FGR	400	55	220	23,903
FOP	35	30	10	1,087
FOP	56	30	17	1,847
TOTALS	2,120		1,876	203,832

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	725.00	SF	5.20	5.20	100	2017

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



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

TOTAL OB/XF											
3,657											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											203,832
TOTAL MARKET OB/XF VALUE											3,657
TOTAL LAND VALUE - MARKET											50,000
TOTAL MARKET VALUE											257,489
SOH/AGL Deduction											79,342
ASSESSED VALUE											178,147
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											128,147
TOTAL JUST VALUE											257,489
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											222,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006246	CO ISSUED	0	07/13/2017
17001667	NEW CONSTR	205,048	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/1222	8/01/2017	SW	Q	I	01	214,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PATTON JANIE JUANIT						
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=2017] W13 FOP=[YR=2017] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.											