

LOT 213
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

TBR SFR JACKSONVILLE OWNER 1LP
9200 E HAMPTON DR
CAPITOL HEIGHTS, MD 20743

2023

09-2N-27-1290-0213-0000



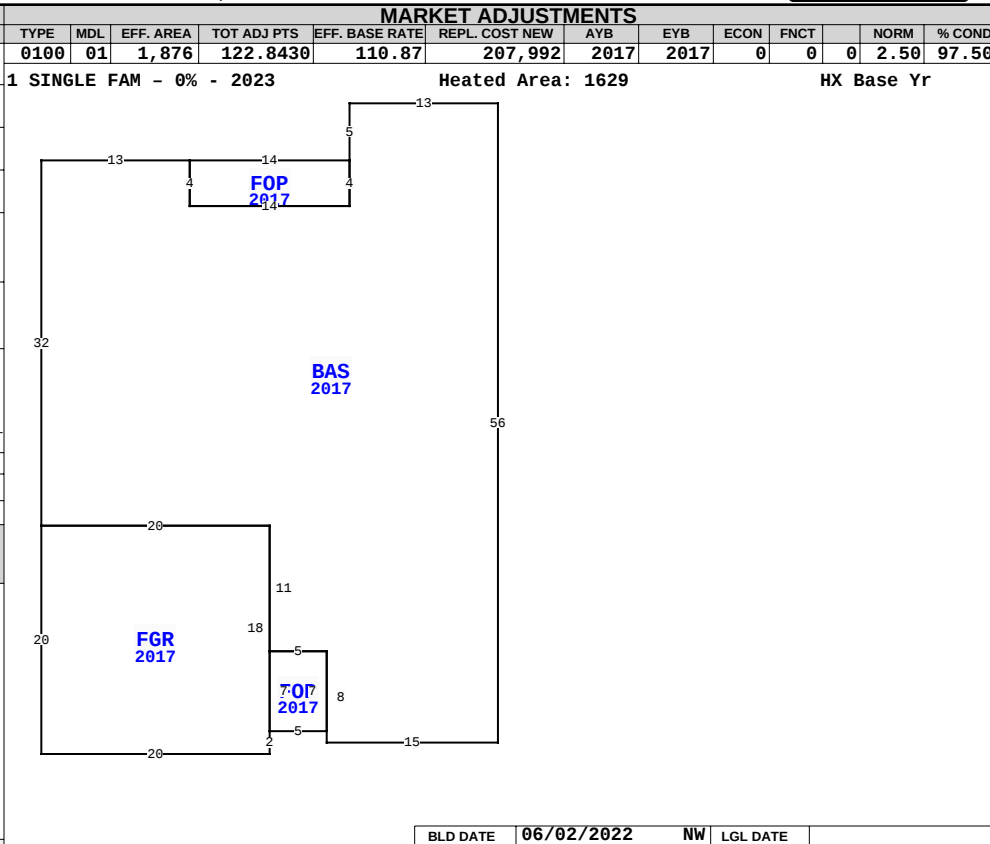
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	176,092
FGR	400	55	220	23,781
FOP	35	30	10	1,081
FOP	56	30	17	1,838
TOTALS	2,120		1,876	202,792

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	747.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00



78125 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	202,792								
TOTAL MARKET OB/XF VALUE	3,768								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	256,560								
SOH/AGL Deduction	0								
ASSESSED VALUE	256,560								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	256,560								
TOTAL JUST VALUE	256,560								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	221,214								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001853	CO ISSUED	0	03/08/2017
B1733683	NEW CONSTR	202,895	01/06/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2537/0036	2/07/2022	WD	Q	I	01	282,000	
GRANTOR: HURRION ANDREW P							
GRANTEE: TBR SFR JACKSONVILL							
2161/0223	11/22/2017	SW	Q	I	01	216,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: HURRION ANDREW P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W13 S5 FOP=[YR=2017] W14 S4 E14 N4\$ S4 W14 N4 W13 S32 FGR=[YR=2017] S20 E20 N2 FOP=[YR=2017] E5 N7 W5 S7\$ N18 W20\$ E20 S11 E5 S8 E15 N56\$.									