



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
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
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NEIGHBORHOOD/LOC	4073.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	202,470
FGR	456	55	251	27,411
FOP	42	30	13	1,419
FOP	128	30	38	4,150
TOTALS	2,480		2,156	235,450

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	0	0	0	649.00	SF	5.20		5.20	100	2018	2018	3	98	3,307	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,156	122.8430	110.87	239,036	2018	2018	0	0	0	1.50	98.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1854 HX Base Yr													
77795 LUMBER CREEK BLVD, 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
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			235,450
TOTAL MARKET OB/XF VALUE			3,307
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			288,757
SOH/AGL Deduction			26,957
ASSESSED VALUE			261,800
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			261,800
TOTAL JUST VALUE			288,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009950	CO ISSUED	0	10/01/2018
18005186	NEW CONSTR	244,732	05/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2303/1801	8/15/2019	SW	U	I	30	213,200
GRANTOR: TRANS AM SFE II LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2246/0307	12/21/2018	SW	Q	I	05	393,500
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: TRANS AM SFE II LLC						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8\$ S8 W16 S54 E13 FOP=[YR=2018] E6 FGR=[YR=2018] E21 N22 W11 S3 W5 U3 L3 W5 S3 D3 R3 S16\$ N7 W6 S7\$ N7 E6 N9 U3 L3 N3 E5 D3 R3 E5 N3 E11 N40\$.		

TOTAL OB/XF													
3,307													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00