LOT 25
LUMBER CREEK PUD-PHASE 2
PBK 8/217

KING DEVIN & AMANDA
15776 RACHEL CREEK DR
JACKSONVILLE, FL 32218

2023

09-2N-27-1291-0025-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

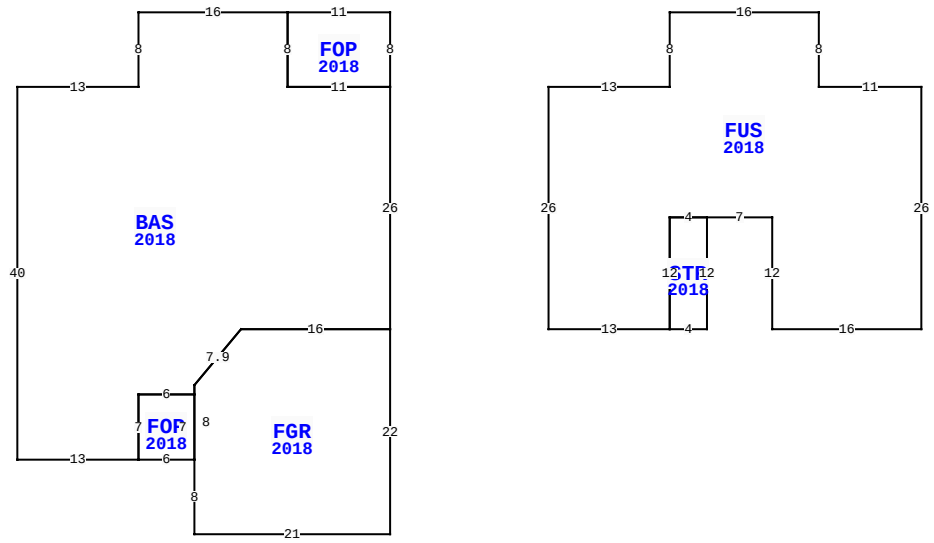
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	1,407	153,280
FGR	447	55	246	26,800
FOP	42	30	13	1,416
FOP	88	30	26	2,833
FUS	1,036	100	1,036	112,863
STR	48	10	5	545
TOTALS	3,068		2,733	297,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	122.5440	110.60	302,270	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2443 HX Base Yr



77032 HARDWOOD CT, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	297,736
TOTAL MARKET OB/XF VALUE	7,996
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	355,732
SOH/AGL Deduction	33,037
ASSESSED VALUE	322,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,695
TOTAL JUST VALUE	355,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007925	CO ISSUED	0	08/03/2018
18004407	NEW CONSTR	307,497	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/0436	12/30/2020	WD	Q	I	01	275,000
GRANTOR: FERRELL JEFFREY & JUL						
GRANTEE: KING DEVIN & AMANDA						
2217/0696	8/07/2018	SW	Q	I	01	267,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: FERRELL JEFFREY & J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W11 BAS=[YR=2018] W16 S8 W13 S40 E13
FOP=[YR=2018] E6 FGR=[YR=2018] S8 E21 N22 W16 L5 D6 S8$
N7 W6 S7$ N7 E6 N1 U6 R5 E16 N26 W11 N8$ S8 E11 N8$
PTR=[YR=2018] E30 FUS=[YR=2018] E16 S8 E11 S26 W16 N12 W7
STR=[YR=2018] S12 W4 N12 E4$ W4 S12 W13 N26 E13 N8$ W30$.

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	0	0	0	690.00	SF	5.20	5.20	100	2018	2018	3	98	3,516	
2	0476	VF 6 SBPL	0	0	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	95	4,195	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 7,996

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/13/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS