LOT 33
IN OR 2221/1933
LUMBER CREEK PUD-PHASE 2

PENDLEY MALINDA P
77779 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0033-0000

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	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

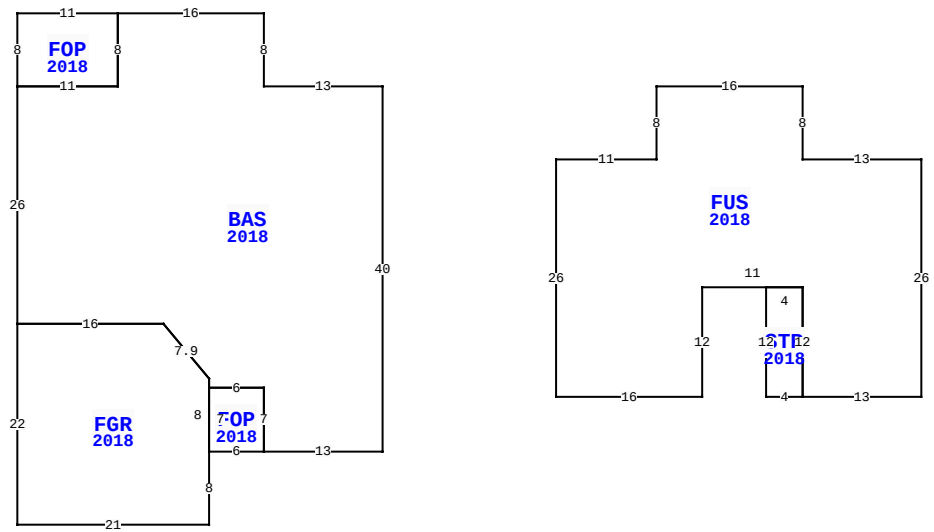
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	1,407	150,508
FGR	447	55	246	26,315
FOP	42	30	13	1,391
FOP	88	30	26	2,782
FUS	1,036	100	1,036	110,822
STR	48	10	5	535
TOTALS	3,068		2,733	292,352

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	120.3360	108.60	296,804	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2443 HX Base Yr 2019



77779 LUMBER CREEK BLVD, 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		292,352
TOTAL MARKET OB/XF VALUE		11,260
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		353,612
SOH/AGL Deduction		101,336
ASSESSED VALUE		252,276
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,276
TOTAL JUST VALUE		353,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005462	CO ISSUED	0	05/31/2018
18000113	NEW CONSTR	307,497	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1933	8/31/2018	WD	Q	I	02	265,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WALKER MELVIN JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 N8 W16 FOP=[YR=2018] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2018] S22 E21 N8 FOP=[YR=2018] E6 N7 W6 S7$ N8 U6 L5 W16$ E16 R5 D6 S1 E6 S7 E13 N40$ PTR=[YR=2018] E30 FUS=[YR=2018] E16 S8 E13 S26 W13 STR=[YR=2018] W4 N12 E4 S12$ N12 W11 S12 W16 N26 E11 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	100	0	0	666.00	SF	5.20	5.20	100	2018	2018	3	98	3,394	
2	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2018	2018	3	95	7,296	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 11,260

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 03/31/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS