LOT 36
IN OR 2197/299
LUMBER CREEK PUD-PHASE 2

HALL WILLIE & ROSALYN LOVETT
77767 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0036-0000

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		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

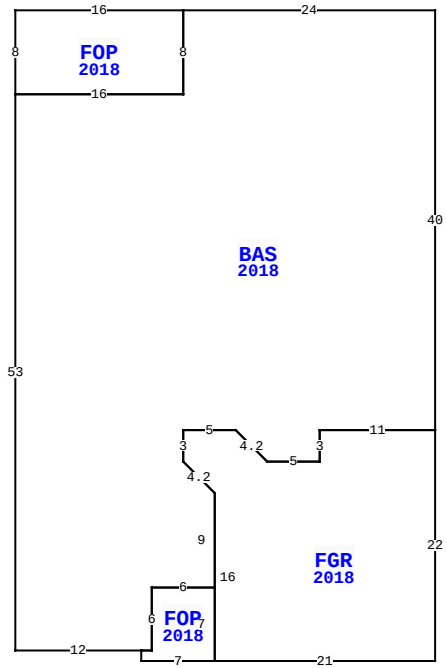
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1,841	205,148
FGR	456	55	251	27,970
FOP	43	30	13	1,449
FOP	128	30	38	4,235
TOTALS	2,468		2,143	238,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,143	125.3500	113.13	242,438	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1841 HX Base Yr



77767 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,801
TOTAL MARKET OB/XF VALUE	3,261
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	292,062
SOH/AGL Deduction	27,192
ASSESSED VALUE	264,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,870
TOTAL JUST VALUE	292,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004730	CO ISSUED	0	05/09/2018
18000117	NEW CONSTR	239,461	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2197/0299	5/11/2018	SW	Q	I	01	234,857

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HALL WILLIE & ROSAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S53 E12 FOP=[YR=2018] S1 E7 FGR=[YR=2018] E21 N22 W11 S3 W5 U3 L3 W5 S3 D3 R3 S16$ N7 W6 S6 W1$ E1 N6 E6 N9 U3 L3 N3 E5 D3 R3 E5 N3 E11 N40$.

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	640.00	SF	5.20	5.20	100	2018	2018	3	98	3,261	

LAND DESCRIPTION

TOTAL OB/XF 3,261

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 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