

LOT 40
IN OR 2227/1346
LUMBER CREEK PUD-PHASE 2

HILERIO RUBEN
77751 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0040-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0100	01	1,831	126.5000	114.17	209,045	2018	2018	0	0	0	1.50	98.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2020													Heated Area: 1543														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020														
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		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			4073.100																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,543	100	1,543	173,522																										
FGR	439	55	241	27,102																										
FOP	54	30	16	1,800																										
FOP	104	30	31	3,486																										
TOTALS			2,140	1,831	205,909																									
EXTRA FEATURES					77751 LUMBER CREEK BLVD, YULEE																									
L N	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	660.00	SF	5.20	5.20	100	2018	2018	3	98	3,363														
2	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2018	2018	3	90	5,832														
TOTAL OB/XF 9,195																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
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 04/15/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														

VALUATION SUMMARY

Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	205,909
TOTAL MARKET OB/XF VALUE	9,195
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	265,104
SOH/AGL Deduction	68,155
ASSESSED VALUE	196,949
TOTAL EXEMPTION VALUE	55,000
BASE TAXABLE VALUE	141,949
TOTAL JUST VALUE	265,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,324

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1346	9/28/2018	SW	Q	I	02	220,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: HILERIO RUBEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 FOP=[YR=2018] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2018] S20 E20 N13 FOP=[YR=2018] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.

Diagram showing property layout with dimensions and labels: BAS 2018, FOP 2018, FGR 2018.