

LOT 59
IN OR 2184/489
LUMBER CREEK PUD-PHASE 2

KENNA JOHN P
61 WOODFIELD DRIVE
PALM COAST, FL 32164

2023

09-2N-27-1291-0059-0000



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	VALUATION SUMMARY															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,181	122.8430	110.87	241,807	2018	2018	0	0	0	1.50	98.50	STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0														Heated Area: 1854													
Roof Cover	03	COMP SHNGL 100															HX Base Yr													
Interior Wall	05	DRYWALL 100																												
Interior Floo	14	CARPET 70																												
Interior Floo	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																							
NEIGHBORHOOD/LOC			4073.100																											
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																										
FSP	128	40	51	5,569																										
PTO	240	5	12	1,310																										
TOTALS			2,720	2,181	238,180																									
EXTRA FEATURES					77106 CROSSCUT WAY, 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	0	0	0	564.00	SF	5.20	5.20	100	2018	2018	3	98	2,874														
2	0476	VF 6 SBPL	0	0	0	0	204.00	LF	32.00	32.00	100	2019	2019	3	96	6,267														
TOTAL OB/XF 9,141																														
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	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 03/10/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														

Diagram showing property layout with dimensions and area calculations.

Labels: BAS 2018, FGR 2018, FOP 2018, PTO 2020, FSP 2018.

Dimensions: 24, 10, 16, 8, 16, 40, 11, 3, 5, 4.2, 3, 4.2, 9, 16, 6, 7, 21, 13, 54, 22.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/0489	3/14/2018	SW	Q	I	02	223,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: KENNA JOHN P

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E21 FOP=[YR=2018] E6 N7 W6 S7\$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11\$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8\$ S8 E16 N8\$ PTO=[YR=2020] N10 W24 S10 E24\$.