LOT 67
LUMBER CREEK PUD-PHASE 2
PBK 8/217

PROGRESS JACKSONVILLE LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

09-2N-27-1291-0067-0000

NASSAU COUNTY PROPERTY

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	07	CORK/VTILE 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

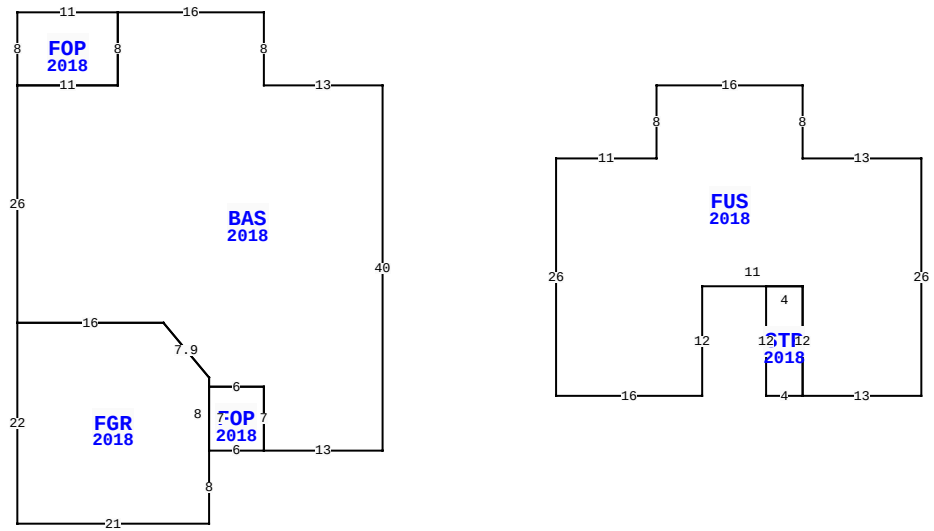
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

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



77808 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	297,736
TOTAL MARKET OB/XF VALUE	3,363
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	351,099
SOH/AGL Deduction	31,773
ASSESSED VALUE	319,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,326
TOTAL JUST VALUE	351,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010975	CO ISSUED	0	11/01/2018
18005716	NEW CONSTR	314,081	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/761	7/14/2023	WD	Q	I	01	340,000
GRANTOR: LING ANDRE & CHASITY						
GRANTEE: PROGRESS JACKSONVIL						
2266/0193	3/29/2019	SW	Q	I	01	265,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: LING ANDRE & CHASIT						

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] E 30 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	0	0	0	660.00	SF	5.20	5.20	100	2018	2018	3	98	3,363	

LAND DESCRIPTION

TOTAL OB/XF 3,363

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 05/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS