

LOT 70
LUMBER CREEK PUD-PHASE 2
PBK 8/217

MCINTYRE REGINALD/ROBERTS CIERRA
77818 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0070-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 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

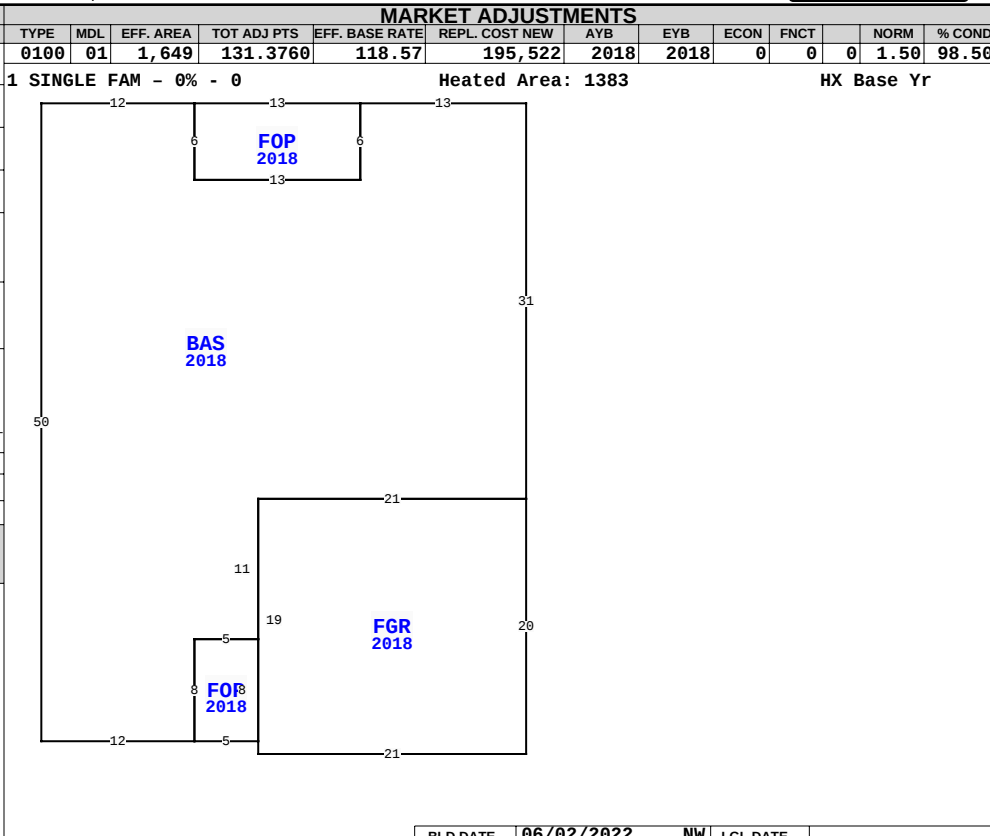
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	161,522
FGR	420	55	231	26,979
FOP	40	30	12	1,402
FOP	78	30	23	2,686
TOTALS	1,921		1,649	192,589

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	0	0	0	0	627.00	SF	5.20	5.20	100	2018	2018	3	98	3,195	
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



77818 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
627.00	SF	5.20	5.20	100	2018	2018	3	98	3,195	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,649	131.3760	118.57	195,522	2018	2018	0	0	1.50	98.50

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,589
TOTAL MARKET OB/XF VALUE		3,195
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		245,784
SOH/AGL Deduction		23,614
ASSESSED VALUE		222,170
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		222,170
TOTAL JUST VALUE		245,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011482	CO ISSUED	0	11/16/2018
18005713	NEW CONSTR	188,320	06/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2259/0456	2/28/2019	SW	Q	I	01	212,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MCINTYRE REGINALD &

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2018] W13 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.						