LOT 78
IN OR 2204/1898
LUMBER CREEK PUD-PHASE 2

SPIKES GARY D/JONES KELLY L
77850 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1291-0078-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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

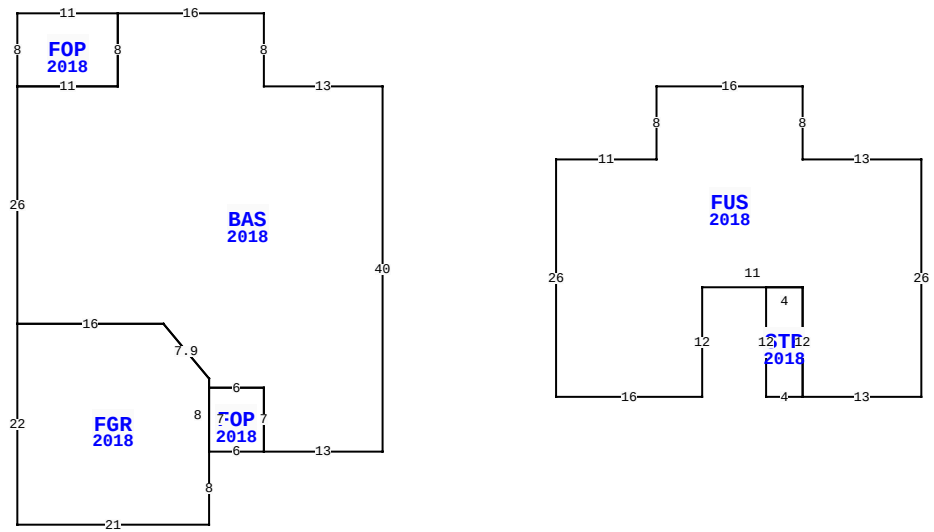
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	1,407	149,744
FGR	447	55	246	26,182
FOP	42	30	13	1,384
FOP	88	30	26	2,768
FUS	1,036	100	1,036	110,260
STR	48	10	5	532
TOTALS	3,068		2,733	290,868

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	120.3360	108.60	296,804	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2443 HX Base Yr 2019



77850 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		290,868
TOTAL MARKET OB/XF VALUE		2,772
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		343,640
SOH/AGL Deduction		97,620
ASSESSED VALUE		246,020
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,020
TOTAL JUST VALUE		343,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006012	CO ISSUED	0	06/12/2018
B1801288	NEW CONSTR	307,497	02/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/1898	6/15/2018	SW	Q	I	01	262,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: SPIKES GARY D & KEL

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] E30 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	100	0	0	544.00	SF	5.20	5.20	100	2018	2018	3	98	2,772	

LAND DESCRIPTION

TOTAL OB/XF 2,772

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/24/2018 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS