

LOT 5
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ZANIN WILLIAM T & PAMELA J
77727 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	200,321
FGR	462	55	254	27,623
FOP	42	30	13	1,414
FOP	128	30	38	4,132

TOTALS	2,474		2,147	233,490
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	625.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE 04/09/2019 BY KB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,147	121.7160	109.85	235,848	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1842 HX Base Yr													

77727 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0810	CONCRETE A	0	0	0	625.00	SF	6.50	6.50	100	2019	2019	3	99	4,022	

TOTAL OB/XF													4,022	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
		0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00			

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,490	
TOTAL MARKET OB/XF VALUE		4,022	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		287,512	
SOH/AGL Deduction		42,939	
ASSESSED VALUE		244,573	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,573	
TOTAL JUST VALUE		287,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,715	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003887	CO ISSUED	0	04/18/2019
19000252	NEW CONSTR	0	01/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2354/0946	3/04/2020	QC	U	I	11
GRANTOR: ZANIN WILLIAM T & PAM					
GRANTEE: ZANIN WILLIAM T & P					
2274/1060	5/10/2019	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: ZANIN WILLIAM T					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 N1 FOP=[YR=2019] E6 N7 W6 S7\$ N16 U2 R2 E2N3 W6 D2 L2 W6 N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 D2 L2 S9 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.									