LOT 6
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MATHER SHIRLEY D
77723 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

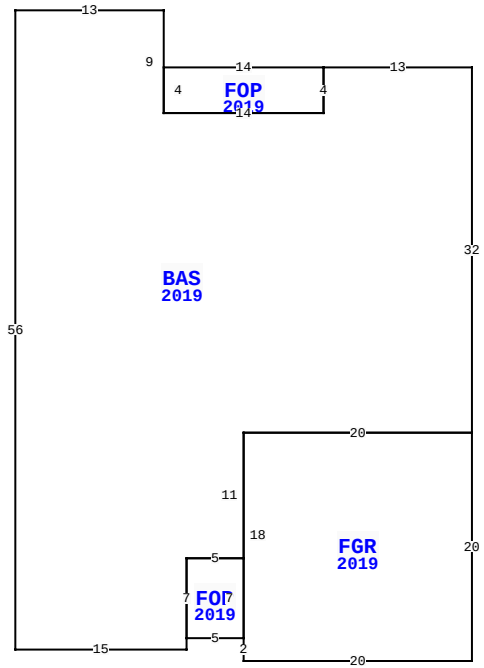
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,629	100	1,629	178,801
FGR	400	55	220	24,147
FOP	35	30	10	1,098
FOP	56	30	17	1,866
TOTALS	2,120		1,876	205,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	122.8430	110.87	207,992	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1629 HX Base Yr 2023



77723 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		205,912
TOTAL MARKET OB/XF VALUE		3,958
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,870
SOH/AGL Deduction		0
ASSESSED VALUE		259,870
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		154,870
TOTAL JUST VALUE		259,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003883	CO ISSUED	0	04/18/2019
19000253	NEW CONSTR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0401	4/26/2019	SW	Q	I	01	229,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MATHER JAMES D JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W14 S4 E14 N4$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2019] E5 FGR=[YR=2019] S2 E20 N20 W20 S18$ N7 W5 S7$ N7 E5 N11 E20 N32$.

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	0810	CONCRETE A	0	100	0	0	615.00	SF	6.50	6.50	100	2019	2019	3	99	3,958	

LAND DESCRIPTION

TOTAL OB/XF 3,958

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 04/09/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS