LOT 7
LUMBER CREEK PUD-PHASE 3
OR 2226/853

IRISH WILLIAM A & ARMINTA M
77719 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

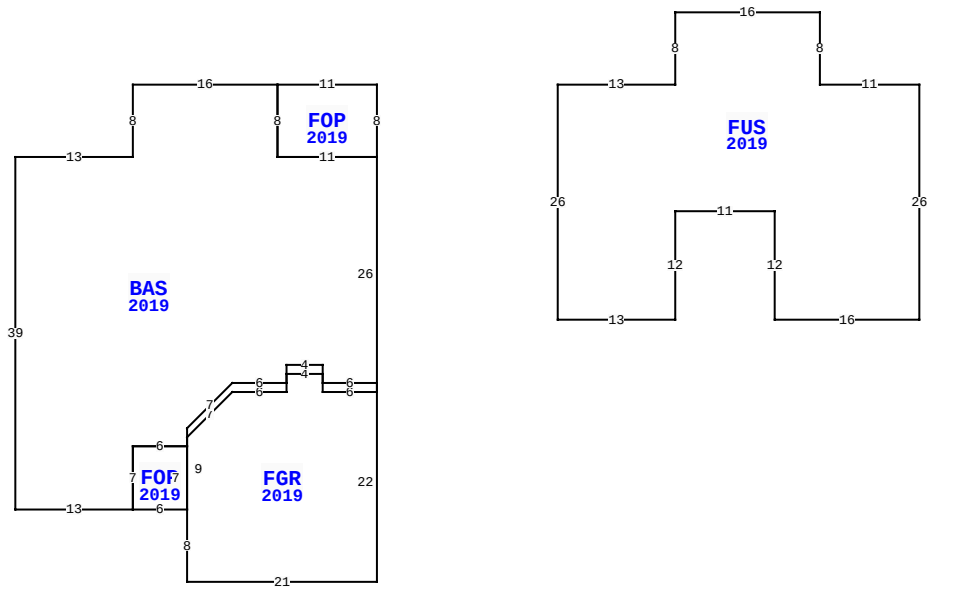
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	148,154
FGR	458	55	252	27,093
FOP	42	30	13	1,398
FOP	88	30	26	2,796
FUS	1,036	100	1,036	111,385
TOTALS	3,002		2,705	290,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	120.3360	108.60	293,763	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2414 HX Base Yr 2020



77719 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		290,825
TOTAL MARKET OB/XF VALUE		4,086
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		344,911
SOH/AGL Deduction		108,681
ASSESSED VALUE		236,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		186,230
TOTAL JUST VALUE		344,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003967	CO ISSUED	0	04/22/2019
19000254	NEW CONSTR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0083	4/29/2019	SW	Q	I	02	266,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: IRISH WILLIAM A & A

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] W16 S8 W13 S39 E13
FOP=[YR=2019] E6 FGR=[YR=2019] S8 E21 N22 W6 N2 W4 S2 W6 D5
L5 S9$ N7 W6 S7$N7 E6 N1 U5 R5 E6 N2 E4 S2 E6 N26 W11 N8$ S8
E11 N8$ PTR=E20 FUS=[YR=2019] E13 N8 E16 S8 E11 S26 W16
N12W11 S12 W13 N26$ W20$.

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	635.00	SF	6.50	6.50	100	2019	2019	3	99	4,086	

LAND DESCRIPTION

TOTAL OB/XF 4,086

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