LOT 22
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ALLEN LACEY HESHIMU
77623 CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0022-0000

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	11	CLAY TILE 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

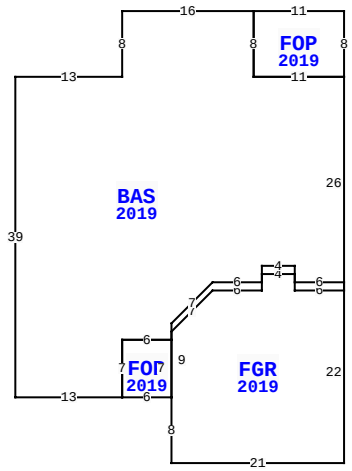
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

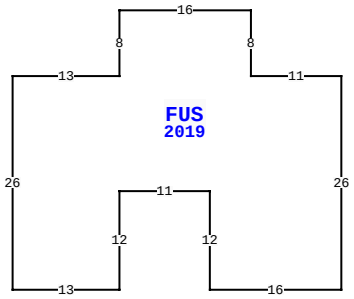
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	1,378	156,994
FGR	458	55	252	28,710
FOP	42	30	13	1,481
FOP	88	30	26	2,962
FUS	1,036	100	1,036	118,031
TOTALS	3,002		2,705	308,178

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	127.5120	115.08	311,291	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2414 HX Base Yr





77623 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	308,178
TOTAL MARKET OB/XF VALUE	3,784
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	361,962
SOH/AGL Deduction	54,843
ASSESSED VALUE	307,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,119
TOTAL JUST VALUE	361,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002667	NEW CONSTR	324,534	03/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1220	3/12/2020	SW	Q	I	01	276,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ALLEN LACEY HESHIMU

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= E30 FUS=[YR=2019] E13 N8 E16 S8 E11
S26 W16 N12 W11 S12 W13 N26 $W30$.

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	0810	CONCRETE A	0	0	0	0	588.00	SF	6.50	6.50	100	2019	2019	3	99	3,784	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 06/14/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS