LOT 34
LUMBER CREEK PUD-PHASE 3
OR 2226/853

RAUTH CORISSA L
77535 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0034-0000

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

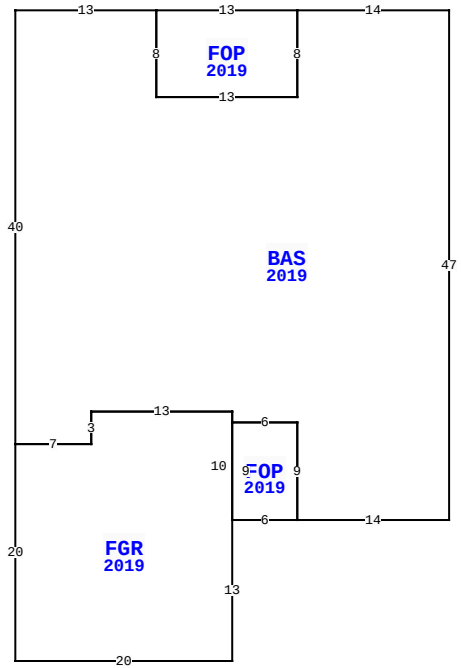
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	174,402
FGR	439	55	241	27,240
FOP	54	30	16	1,809
FOP	104	30	31	3,504
TOTALS	2,140		1,831	206,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	126.5000	114.17	209,045	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1543 HX Base Yr 2020



77535 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		206,955
TOTAL MARKET OB/XF VALUE		3,640
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		260,595
SOH/AGL Deduction		114,972
ASSESSED VALUE		145,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,623
TOTAL JUST VALUE		260,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903198	NEW CONSTR	213,462	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0885	7/26/2019	SW	Q	I	02	222,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: RAUTH CORISSA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W13 S8 E13 N8$ S8 W13 N8 W13 S40 FGR=[YR=2019] S20 E20 N13 FOP=[YR=2019] E6 N9 W6 S9$ N10 W13 S3 W7$ E7 N3 E13 S1 E6 S9 E14 N47$.

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	707.00	SF	5.20	5.20	100	2019	2019	3	99	3,640	

LAND DESCRIPTION

TOTAL OB/XF 3,640

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 07/12/2019 BY RKMB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS