LOT 35
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SMITH JOSHUA
77531 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0035-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

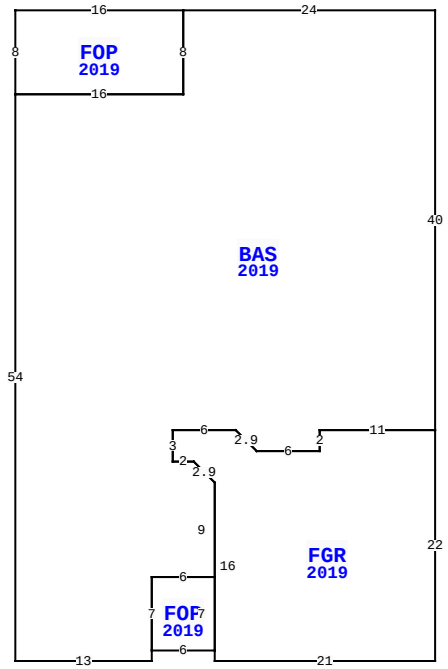
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	219,048
FGR	462	55	254	30,205
FOP	42	30	13	1,546
FOP	128	30	38	4,519
TOTALS	2,474		2,147	255,319

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	133.0987	120.12	257,898	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1842 HX Base Yr 2020



77531 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		255,319
TOTAL MARKET OB/XF VALUE		3,726
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		309,045
SOH/AGL Deduction		96,772
ASSESSED VALUE		212,273
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,273
TOTAL JUST VALUE		309,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003129	NEW CONSTR	252,471	03/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0895	9/20/2019	SW	Q	I	01	246,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SMITH JOSHUA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 S54 E13 N1 FOP=[YR=2019] E6 FGR=[YR=2019] S1 E21 N22 W11 S2 W6 U2 L2 W6 S3 E2 D2 R2 S16$ N7 W6 S7$ N7 E6 N9 U2 L2 W2 N3 E6 D2 R2 E6 N2 E11 N40$.

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	690.00	SF	5.20	5.20	100	2019	2019	3	99	3,552	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	99	174	

LAND DESCRIPTION

TOTAL OB/XF 3,726

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 07/17/2019 BY RCMB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS