LOT 36
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FKH SFR PROP CO I LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2023

09-2N-27-1292-0036-0000

BUILDING CHARACTERISTICS

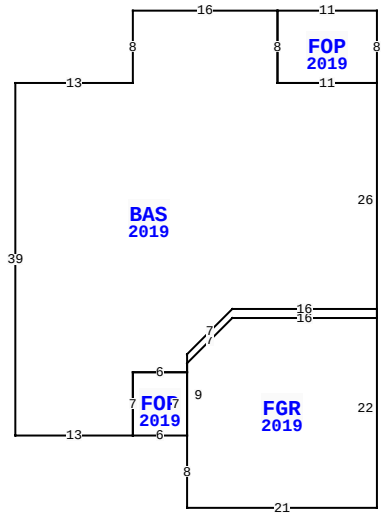
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	

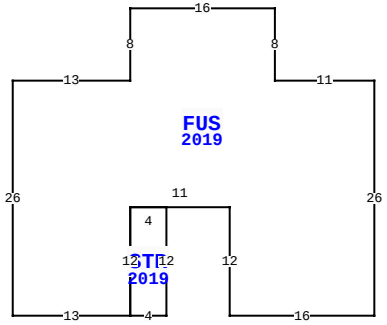
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	1,386	159,676
FGR	450	55	248	28,571
FOP	42	30	13	1,498
FOP	88	30	26	2,996
FUS	1,036	100	1,036	119,353
STR	48	10	5	576
TOTALS	3,050		2,714	312,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	128.9472	116.37	315,828	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2422 HX Base Yr





77527 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	312,670
TOTAL MARKET OB/XF VALUE	3,485
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	366,155
SOH/AGL Deduction	0
ASSESSED VALUE	366,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,155
TOTAL JUST VALUE	366,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903193	NEW CONSTR	326,004	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2528/1340	1/10/2022	WD	Q	I	01	377,200
GRANTOR: FULTON SHARON						
GRANTEE: FKH SFR PROP CO I L						
2328/1298	12/23/2019	SW	Q	I	01	273,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: FULTON SHARON						

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 W16 L5 D5 S9$ N7 W6 S7$ N7 E6 N1 U5 R5 E16 N26 W11 N8$ S8 E11 N8$ PTR=E20
FUS=[YR=2019] S26 E13 STR=[YR=2019] E4 N12 W4 S12$ N12 E11 S12 E16 N26 W11 N8 W16 S8 W13$ 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	0811	CONCRETE B	0	0	0	0	677.00	SF	5.20	5.20	100	2019	2019	3	99	3,485	

LAND DESCRIPTION

TOTAL OB/XF 3,485

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 03/03/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS