LOT 44
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SCHELL JOSHUA & CRYSTAL
77495 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

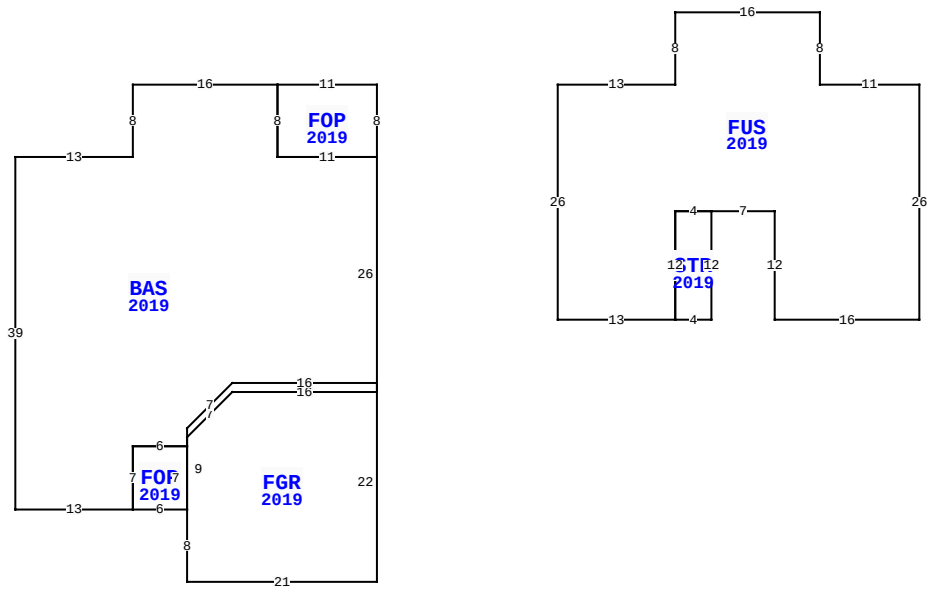
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	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	161,460
FGR	450	55	248	28,890
FOP	42	30	13	1,515
FOP	88	30	26	3,028
FUS	1,036	100	1,036	120,687
STR	48	10	5	582
TOTALS	3,050		2,714	316,162

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	130.3824	117.67	319,356	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2422 HX Base Yr 2023



77495 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,162
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		369,148
SOH/AGL Deduction		0
ASSESSED VALUE		369,148
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		319,148
TOTAL JUST VALUE		369,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008322	NEW CONSTR	326,004	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2349/1781	3/13/2020	SW	Q	I	01	275,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SCHELL JOSHUA &CRYS

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 D5 L5 S9$ N7
W6 S7$ N7 E6 N1 U5 R5 E16 N26 W11 N8 $ S8 E11 N8$ PTR=E20
FUS=[YR=2019] E13 N8 E16 S8 E11 S26 W16 N12 W7 STR=[YR=2019]
S12 W4 N12 E4$ W4 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	0811	CONCRETE B	0	100	0	0	580.00	SF	5.20	5.20	100	2019	2019	3	99	2,986	

LAND DESCRIPTION

TOTAL OB/XF 2,986

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 11/25/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS