LOT 50
LUMBER CREEK PUD-PHASE 3
OR 2226/853

RICE SHAUNACEE & JASON
77469 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0050-0000

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 70
Interior Floo	13	LVT/LAMNT 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

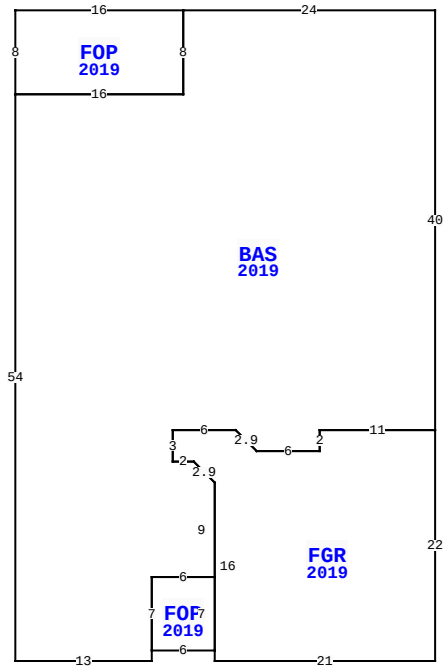
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	220,161
FGR	462	55	254	30,358
FOP	42	30	13	1,553
FOP	128	30	38	4,542
TOTALS	2,474		2,147	256,615

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	133.7749	120.73	259,207	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1842 HX Base Yr 2021



77469 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		256,615
TOTAL MARKET OB/XF VALUE		4,015
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		310,630
SOH/AGL Deduction		94,130
ASSESSED VALUE		216,500
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		161,500
TOTAL JUST VALUE		310,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911700	CO ISSUED	0	11/07/2019
19008318	NEW CONSTR	252,471	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0792	5/22/2020	SW	Q	I	01	250,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: RICE SHAUNACEE & JA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8$ S8 W16 S54 E13 N1 FOP=[YR=2019] E6 FGR2019= S1 E21 N22 W11 S2 W6 U2 L2 W6 S3 E2 D2 R2 S16$ N7 W6 S7$ N7 E6 N9 L2 U2 W2 N3 E6 R2 D2 E6 N2 E11 N40$.

EXTRA FEATURES

L N	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	100	0	0	594.00	SF	6.50	6.50	100	2019	2019	3	99	3,822	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	6.50	6.50	100	2019	2019	3	99	193	

LAND DESCRIPTION

TOTAL OB/XF 4,015

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/10/2020 BY NWRK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS