

LOT 51
LUMBER CREEK PUD-PHASE 3
OR 2226/853

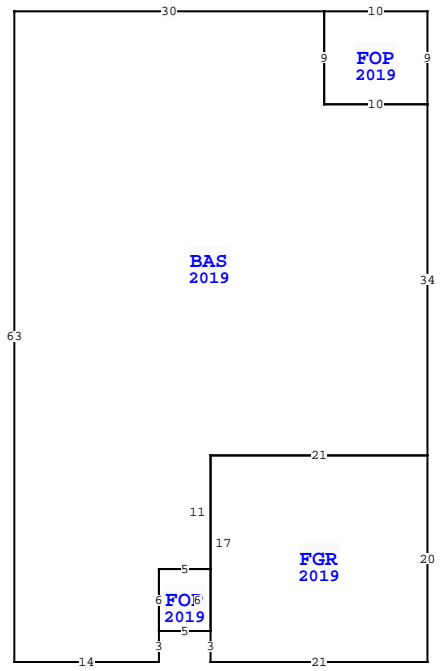
FLEISCHER MARK L JR & BRIANNA
77465 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0051-0000

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 Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
BAS	1,965	100
FGR	420	55
FOP	30	30
FOP	90	30
TOTALS	2,505	2,232

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,232	136.1416	122.87	274,246	2019	2019	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2020 Heated Area: 1965 HX Base Yr 2020													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			271,504
TOTAL MARKET OB/XF VALUE			10,530
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			332,034
SOH/AGL Deduction			104,510
ASSESSED VALUE			227,524
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			177,524
TOTAL JUST VALUE			332,034
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			282,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19116986	CO ISSUED	0	11/07/2019
19008316	NEW CONSTR	265,861	08/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/0621	11/13/2019	SW	Q	I	01	255,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: FLEISCHER MARK L JR

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	0811	CONCRETE B	0	100	0	696.00	SF	5.20	5.20	100	2019	2019	3	99	3,583	
2	0476	VF 6 SBPL	0	100	0	198.00	LF	32.00	32.00	100	2019	2019	3	96	6,083	
3	0470	VNYL GATE	0	100	0	3.00	UT	300.00	300.00	100	2019	2019	3	96	864	

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2019] W10 BAS=[YR=2019] W30 S63 E14 N3 FOP=[YR=2019] E5 FGR=[YR=2019] S3 E21 N20 W21 S17\$ N6 W5 S6\$ N6 E5 N11 E21 N34 W10 N9\$ S9 E10 N9\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							