

WALLACE JONATHAN & SABRINA
77451 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0055-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo13LVT/LAMNT 70
Interior Floo14CARPET 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
Stories UnitsOccupancy

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4073.200

TOTALSGROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5431001,543177,510
FGR4395524127,725
FOP5430161,841
FOP10430313,566

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,831128.1100115.62211,70020202020000.5099.50

SINGLE FAM - 100% - 2023Heated Area: 1543HX Base Yr 2023

FOP2020BAS2020FGR2020

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUETotal Market Value210,642
TOTAL MARKET OB/XF VALUETotal Market Value3,439
TOTAL LAND VALUE - MARKETTotaal Land Value - Market50,000
TOTAL MARKET VALUETotal Market Value264,081
SOH/AGL DeductionTotal SOH/AGL Deduction0
ASSESSED VALUETotal Assessed Value264,081
TOTAL EXEMPTION VALUETotal Exemption Value50,000
BASE TAXABLE VALUETotal Taxable Value214,081
TOTAL JUST VALUETotal Just Value264,081
NCON VALUENon-Conservation Value0
INCOME VALUEIncome Value
PREVIOUS YEAR MKT VALUPrevious Year Market Value227,598

PERMIT NUMDESCRIPTIONAMTISSUED

20011464C0 ISSUED011/19/2020
20005846NEW CONSTR213,23708/27/2020

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCDSALE PRICE

2412/036211/24/2020SWQI01240,900

GRANTOR:LGI HOMES-FLORIDA LLC
GRANTEE:WALLACE JONATHAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S8 E13 N8\$ S8 W13 N8 W14 S47 E14 FOP=[YR=2020] E6 FGR=[YR=2020] S13 E20 N20 W7 N3 W13 S10\$ N9 W6 S9\$ N9 E6 N1 E13 S3 E7 N40\$.

LAND DESCRIPTION

LUSE CLSLAND USE CAPRD LOC FRONT DEPTH TOT UNIT UNIT DPHT % TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

C SFR1000.000.001.00LT1.001.001.0050,000.0050,000.0050,000

EXTRA FEATURES

BLD DATEXF DATEINC DATE

06/02/2022NW

LGL DATELAND DATEAG DATE

ADJ UNIT PRICENOYESCONDYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

5.20100202020203993,439

77451 LUMBER CREEK BLVD, YULEE

TOTALS

Gross Area: 2,140Pct of Base: 100Tot Adj Area: 1,831Subarea Market Value: 210,642

REVIEW DATE

BY

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

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