LOT 57
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HELTON BRITTANY
77441 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

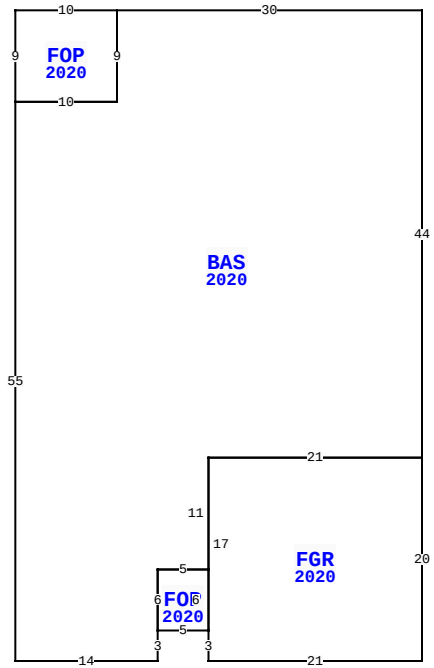
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	2,005	100	2,005	245,721
FGR	420	55	231	28,310
FOP	30	30	9	1,103
FOP	90	30	27	3,309
TOTALS	2,545		2,272	278,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	136.4797	123.17	279,842	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2005 HX Base Yr 2021



77441 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,443
TOTAL MARKET OB/XF VALUE		3,418
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,861
SOH/AGL Deduction		85,440
ASSESSED VALUE		246,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,421
TOTAL JUST VALUE		331,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011462	CO ISSUED	0	11/19/2020
20005851	NEW CONSTR	265,655	08/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1364	11/23/2020	SW	Q	I	02	265,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HELTON BRITTANY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] W10 S9 E10 N9$ S9 W10 S55 E14 N3 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E21 N20 W21 S17$ N6 W5 S6$ N6 E5 N11 E21 N44$.

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	664.00	SF	5.20	5.20	100	2020	2020	3	99	3,418	

LAND DESCRIPTION

TOTAL OB/XF 3,418

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	000000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/08/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS