

LOT 65
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HARRELL JEFFREY & HAYLEY
77704 LUMBERCREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0065-0000



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	08	SHT VINYL 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	149,015
FGR	450	55	248	26,664
FOP	42	30	13	1,398
FOP	88	30	26	2,796
FUS	1,036	100	1,036	111,385

TOTALS 3,002 2,709 291,255

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	636.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 06/07/2019 BY RK

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,709	120.3360	108.60	294,197	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 2422 HX Base Yr 2023													

77704 LUMBER CREEK BLVD, YULEE

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

TOTAL OB/XF 4,093													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		291,255	
TOTAL MARKET OB/XF VALUE		4,093	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		345,348	
SOH/AGL Deduction		33,488	
ASSESSED VALUE		311,860	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		261,860	
TOTAL JUST VALUE		345,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		295,002	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000267	NEW CONSTR	0	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/0193	6/01/2022	WD	Q	I	01	406,000
GRANTOR: MCDOWELL CHRISTOPHER						
GRANTEE: HARRELL JEFFREY & H						
2278/0279	5/23/2019	SW	Q	I	02	266,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MCDOWELL CHRISTOPHE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W13 N8 W16 FOP=[YR=2019] W11 S8 E11 N8 \$ S8 W11 S26 FGR=[YR=2019] S22 E21 N8 FOP=[YR=2019] E6 N7 W6 S7\$ N9 U5 L5 W16 \$ E16 R5 D5 S1 E6 S7 E13 N39 \$ PTR= E30 FUS=[YR=2019] E11 N8 E16 S8 E13 S26 W13 N12 W11 S12 W16 N26 \$ W30 \$.													

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