

LOT 66
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MARCHESE VINCENTE/ECHEZURIA JOANNA
77638 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0066-0000



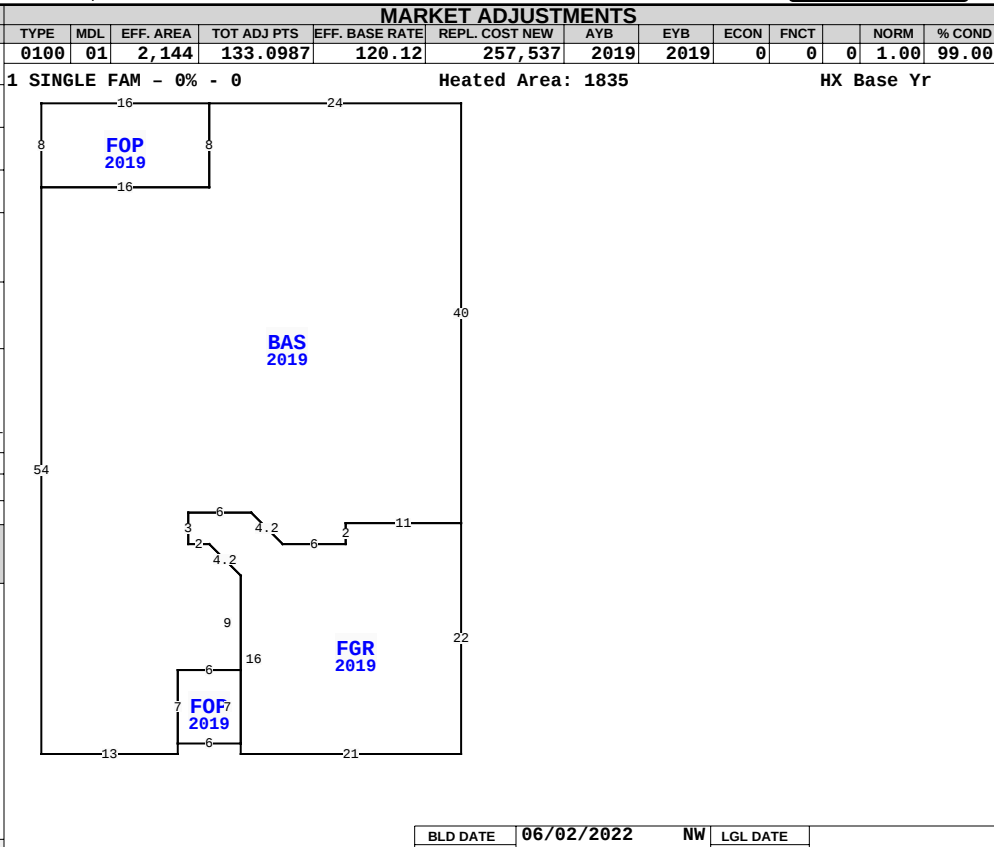
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,835	100	1,835	218,216
FGR	469	55	258	30,681
FOP	42	30	13	1,546
FOP	128	30	38	4,519
TOTALS	2,474		2,144	254,962

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	619.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



77638 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,187											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	254,962		
TOTAL MARKET OB/XF VALUE	3,187		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	308,149		
SOH/AGL Deduction	45,762		
ASSESSED VALUE	262,387		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	262,387		
TOTAL JUST VALUE	308,149		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	264,485		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904170	NEW CONSTR	252,471	04/25/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2339/1350	2/11/2020	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: MARCHESE VINCENTE &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8 \$ S8 W16 S54 E13 N1 FOP=[YR=2019] E6 FGR=[YR=2019] S1 E21 N22 W11 S2 W6 U3 L3 W6 S3 E2 D3 R3 S16\$ N7 W6 S7 \$ N7 E6 N9 U3 L3 W2 N3 E6 D3 R3 E6 N2 E11 N40 \$.					