

LOT 69
LUMBER CREEK PUD-PHASE 3
OR 2226/853

DEAN JOSHUA & STEPHANIE
77626 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0069-0000



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		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

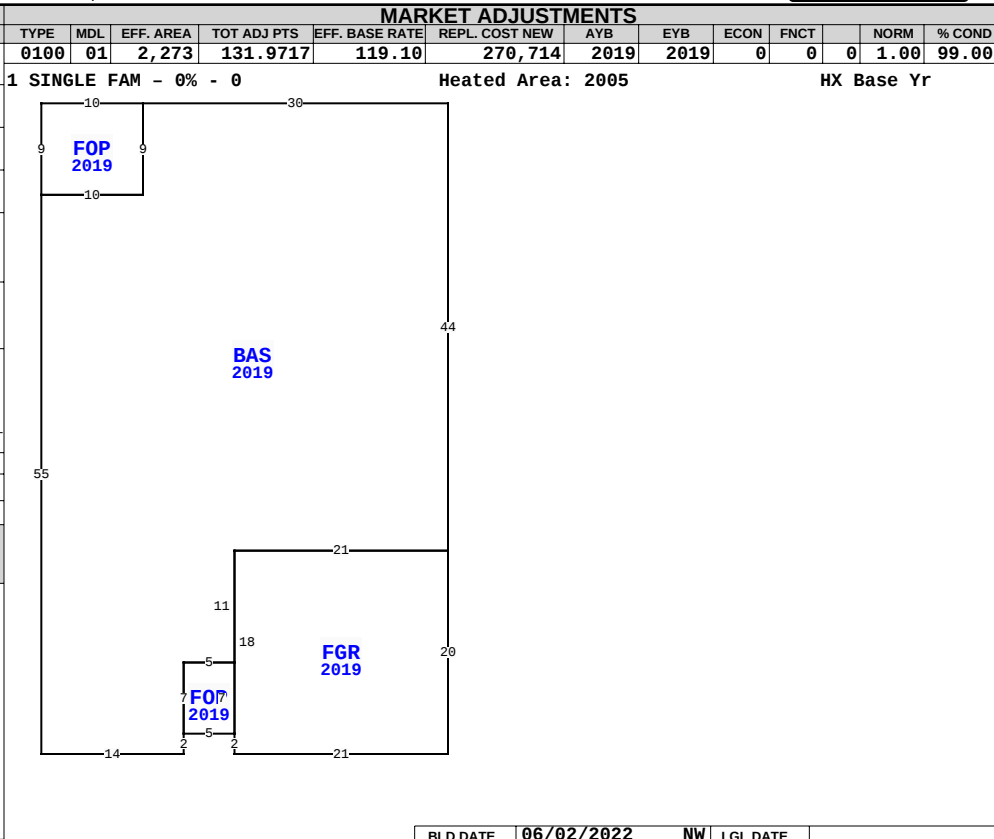
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	236,408
FGR	420	55	231	27,237
FOP	35	30	10	1,179
FOP	90	30	27	3,184
TOTALS	2,550		2,273	268,007

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0		630.00	SF	5.20				3,243	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



77626 LUMBER CREEK BLVD, YULEE

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

TOTAL OB/XF															3,243
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	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				268,007	
TOTAL MARKET OB/XF VALUE				3,243	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				321,250	
SOH/AGL Deduction				47,779	
ASSESSED VALUE				273,471	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				273,471	
TOTAL JUST VALUE				321,250	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				275,511	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904179	NEW CONSTR	265,861	04/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1232	6/05/2020	SW	Q	I	01	259,000
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: DEAN JOSHUA & STEPH						

BUILDING NOTES						
----------------	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2019] W30 FOP=[YR=2019] W10 S9 E10 N9\$ S9 W10 S55
E14 N2 FOP=[YR=2019] E5 FGR=[YR=2019] S2 E21 N20 W21 S18\$ N7
W5 S7\$ N7 E5 N11 E21 N44\$.