

LOT 144
LUMBER CREEK PUD-PHASE 3
OR 2226/853

BROWN KATHLEEN
77448 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0144-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	10	ABOVE AVG 100	0100	01	2,024	124.4208	112.29	227,275	2020	2020	0	0	0.50	99.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1686									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMNT 70																							
Interior Floo	14	CARPET 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
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	1,686	100	1,686	188,374																					
FGR	494	55	272	30,390																					
FOP	49	30	15	1,676																					
FOP	170	30	51	5,698																					
TOTALS			2,399		2,024	226,139																			
EXTRA FEATURES			77448 LUMBER CREEK BLVD, YULEE																						
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	0 100	0	0	665.00	SF	5.20	5.20	100	2020	2020	3	99	3,423										
LAND DESCRIPTION																									
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	ADJ UNIT PRICE									
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00									
LAND VALUE																									
50,000																									
OTHER ADJUSTMENTS AND NOTES																									
YEAR DENSITY DECL FRZ YR CONSRV																									
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																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2443/0130	3/02/2021	SW	Q	I	01	253,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: BROWN KATHLEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FOP=[YR=2020] N10 W17 S10 E17\$ W17 S49 E11

FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19\$

N7 W7\$ E7 N12 E17 N2 E5 N35\$.

Diagram showing building layout with dimensions and area labels:

- FOP 2020 (Front Porch)
- BAS 2020 (Back Area)
- FGR 2020 (Front Garden)
- FOP7 2020 (Front Porch 7)