

LOT 154
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HOLTON KATELYN & CHRISTOPHER
77404 LUMBER CREEK BLVD
YULEE, FL 32097

2023

09-2N-27-1292-0154-0000



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	1,831	128.1100	115.62	211,700	2020	2020	0	0	0.50	99.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1543									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021									
Interior Wall	05	DRYWALL 100																							
Interior Floo	13	LVT/LAMMT 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	1,543	100	1,543	177,510																					
FGR	439	55	241	27,725																					
FOP	54	30	16	1,841																					
FOP	104	30	31	3,566																					
TOTALS			2,140	1,831	210,642																				
EXTRA FEATURES			77404 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	0810	CONCRETE A	0100	0	0	695.00	SF	6.50	6.50	100	2020	2020	3	99	4,472										
2	0476	VF 6 SBPL	0100	0	0	168.00	LF	32.00	32.00	100	2022	2022	3	100	5,376										
TOTAL OB/XF 9,848																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								
REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																									

Diagram showing building layout with dimensions and area labels:

- Overall dimensions: 40 (left), 47 (right), 20 (bottom), 7 (left of bottom section).
- Internal dimensions: 13 (top left), 13 (top middle), 14 (top right), 6 (middle right), 10 (middle left), 6 (bottom right), 13 (bottom middle), 20 (bottom left).
- Area labels: FOP 2020, BAS 2020, FGR 2020.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0253	12/21/2020	SW	Q	I	01	243,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HOLTON KATELYN & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2020] S20 E20 N13 FOP=[YR=2020] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.