LOT 6
IN OR 2132/892
LUMBER CREEK #1 PB 7/295 N/K/A

MALLORY LARRY B & SHEREE A
77273 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0006-0000

NASSAU COUNTY PROPERTY

4

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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

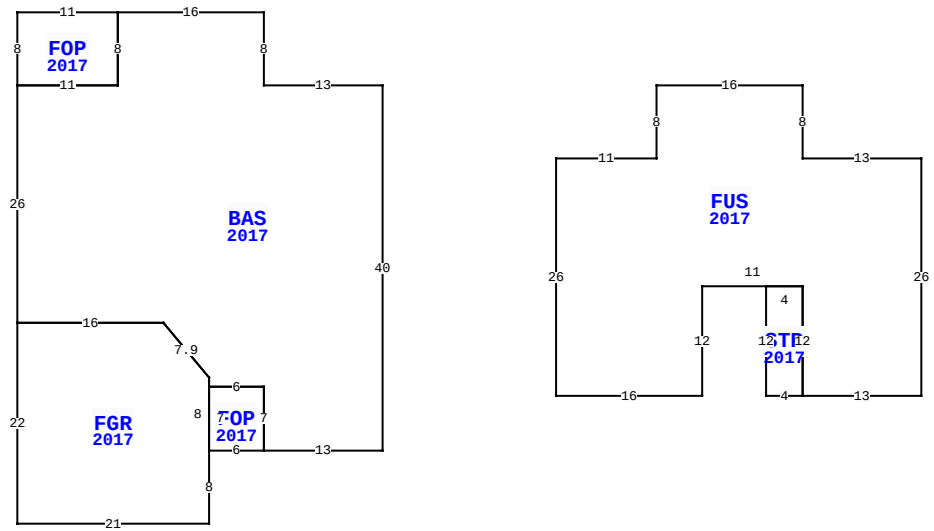
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	1,407	159,708
FGR	447	55	246	27,923
FOP	42	30	13	1,475
FOP	88	30	26	2,951
FUS	1,036	100	1,036	117,596
STR	48	10	5	567
TOTALS	3,068		2,733	310,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	122.5440	116.42	318,176	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2443 HX Base Yr 2018



77273 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,222
TOTAL MARKET OB/XF VALUE		8,562
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		368,784
SOH/AGL Deduction		117,532
ASSESSED VALUE		251,252
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,252
TOTAL JUST VALUE		368,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005598	CO ISSUED	0	06/23/2017
17001679	NEW CONSTR	301,450	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/0892	6/28/2017	SW	Q	I	02	249,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MALLORY LARRY B & S						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 N8 W16 FOP=[YR=2017] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2017] S22 E21 N8 FOP=[YR=2017] E6 N7 W6 S7$ N8 L5 U6 W16$ E16 D6 R5 S1 E6 S7 E13 N40$ PTR=[YR=2017] E30 FUS=[YR=2017] E16 S8 E13 S26 W13 STR=[YR=2017] W4 N12 E4 S12$ N12 W11 S12 W16 N26 E11 N8$ W30$.

EXTRA FEATURES

LN	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	520.00	SF	5.20	5.20	100	2017	2017	3	97	2,623	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
3	0471	VINYL FNC	0	100	0	0	186.00	LF	32.00	32.00	100	2019	2019	3	95	5,654	

LAND DESCRIPTION

TOTAL OB/XF 8,562

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS