LOT 101
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

BONESTEEL DARREL
77325 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0101-0000

BUILDING CHARACTERISTICS

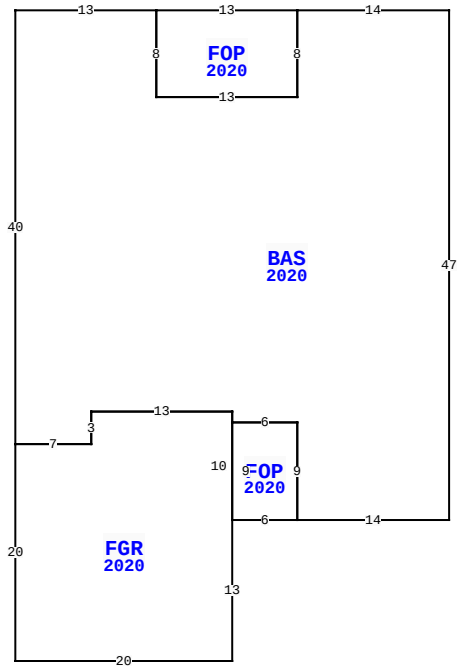
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	185,905
FGR	439	55	241	29,037
FOP	54	30	16	1,928
FOP	104	30	31	3,735
TOTALS	2,140		1,831	220,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	128.1100	121.70	222,833	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 1543 HX Base Yr



77325 LUMBER CREEK BLVD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	220,605
TOTAL MARKET OB/XF VALUE	3,712
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	274,317
SOH/AGL Deduction	12,551
ASSESSED VALUE	261,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,766
TOTAL JUST VALUE	274,317
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012863	CO ISSUED	0	12/22/2020
20008083	NEW CONSTR	213,237	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1170	12/29/2020	SW	Q	I	01	241,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: BONESTEEL DARREL						
2166/0868	12/18/2017	SW	Q	V	05	2,644,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W13 S8 E13 N8$ S8 W13 N8 W13 S40 FGR=[YR=2020] S20 E20N13 FOP=[YR=2020] E6 N9 W6 S9 $ N10 W13 S3 W7$ E7 N3 E13 S1 E6 S9 E14 N47$.

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	0	0	0	721.00	SF	5.20	5.20	100	2020	2020	3	99	3,712	

LAND DESCRIPTION

TOTAL OB/XF 3,712

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	0		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 06/02/2022 BY TW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS