

PARKER ARBIE JR
77326 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0103-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall

03 COMP SHNGL 100 DRYWALL 100

Interior Floor Interior Floor

13 LVT/LAMNT 70 CARPET 30

Air Condition Heating Type

03 CENTRAL 100 04 AIR DUCTED 100

Bedrooms Bathrooms Frame

3 100 2 100 02 WOOD FRAME 100

Stories Units Occupancy

1. 1. 100 0 100 00 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

06 Quality Level 06 0100 SINGLE FAMILY MKT AREA 04 4073.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,3831001,383173,022 FGR4205523128,899 FOP4030121,501 FOP7830232,878

TOTALS

1,9211,649206,300

EXTRA FEATURES

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

10811 CONCRETE B0000762.00SF5.205.20100202020203993,923

LAND DESCRIPTION

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

1000100 CSFR0RSF-20.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE

12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

0100011,649133.0182126.37208,38420202020001.0099.00

SINGLE FAM - 0% - 0Heated Area: 1383HX Base Yr

FOP2020BAS2020FGR2020FOP2020

BLD DATEXF DATEINC DATE

06/02/2022NW

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD Tax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE SOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

206,3003,92350,000260,22312,129248,0940248,094260,22300250,895

SALES DATA

OFF RECORD NumberDATETYPE INSTQU I V I RSN CD SALE PRICE

2426/108712/31/2020SWQI01235,900

GRANTOR: LGI HOMES-FLORIDA LLC GRantee:PARKER ARBIE JR 2166/086812/18/2017SWQV052,644,000 GRANTOR: TRG CFG PROJECT I LLC GRantee:LGI HOMES-FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2020] S20 E21 N1 FOP=[YR=2020] E5 N8 W5 S8 \$ N19 W21\$ E21 S11 E5 S8 E12 N50\$.