

LOT 140
IN OR 2247/1197
LUMBER CREEK #1 PB 7/295 N/K/A

MCGREW ROBERT T/URBAN RACHAEL L
77864 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0140-0000



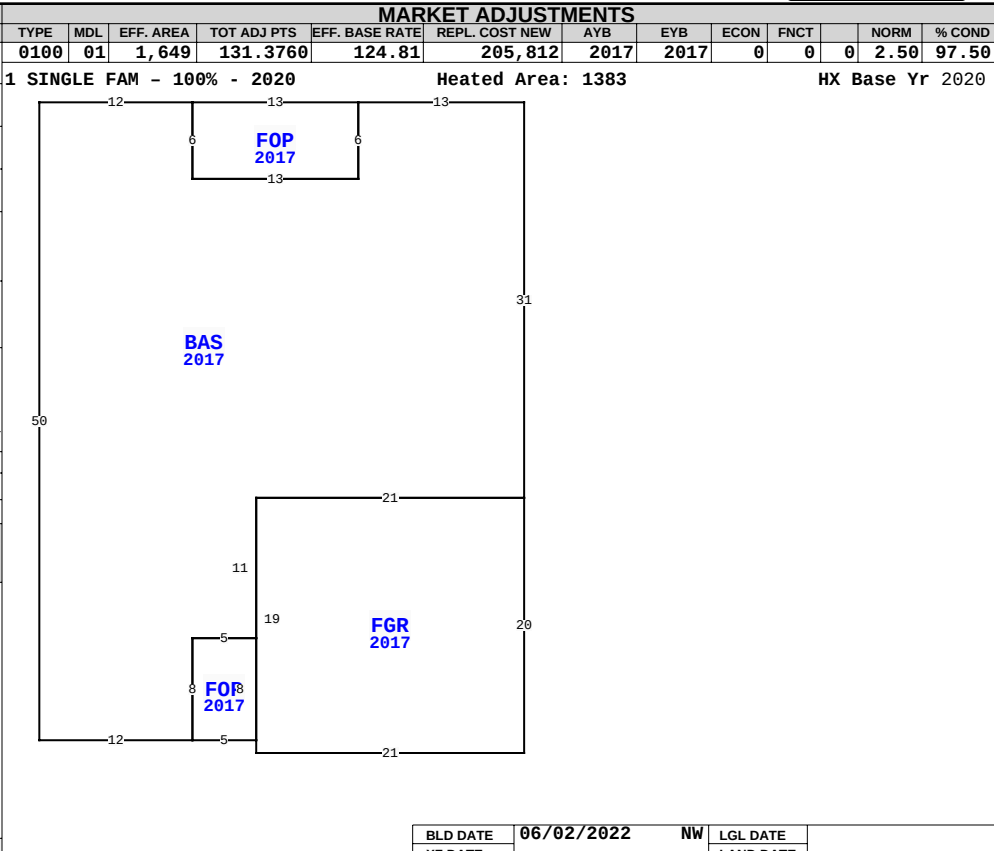
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	100	1,383	168,297
FGR	420	55	231	28,110
FOP	40	30	12	1,461
FOP	78	30	23	2,799
TOTALS	1,921		1,649	200,667

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	474.00	SF	6.50	6.50	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00



77864 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		200,667	
TOTAL MARKET OB/XF VALUE		2,989	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		253,656	
SOH/AGL Deduction		79,279	
ASSESSED VALUE		174,377	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		124,377	
TOTAL JUST VALUE		253,656	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005684	CO ISSUED	0	06/27/2017
17001669	NEW CONSTR	180,603	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2247/1197	12/18/2018	WD	Q	I	01
GRANTOR: TRUJILLO KAYLA & LUCA					
GRANTEE: MCGREW ROBERT T & R					
2135/0388	7/17/2017	SW	Q	I	02
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: TRUJILLO KAYLA & LU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W13 FOP=[YR=2017] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.											