

LOT 142
IN OR 2138/1222
LUMBER CREEK #1 PB 7/295 N/K/A

PATTON JANIE JUANITA MARIA
77858 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0142-0000



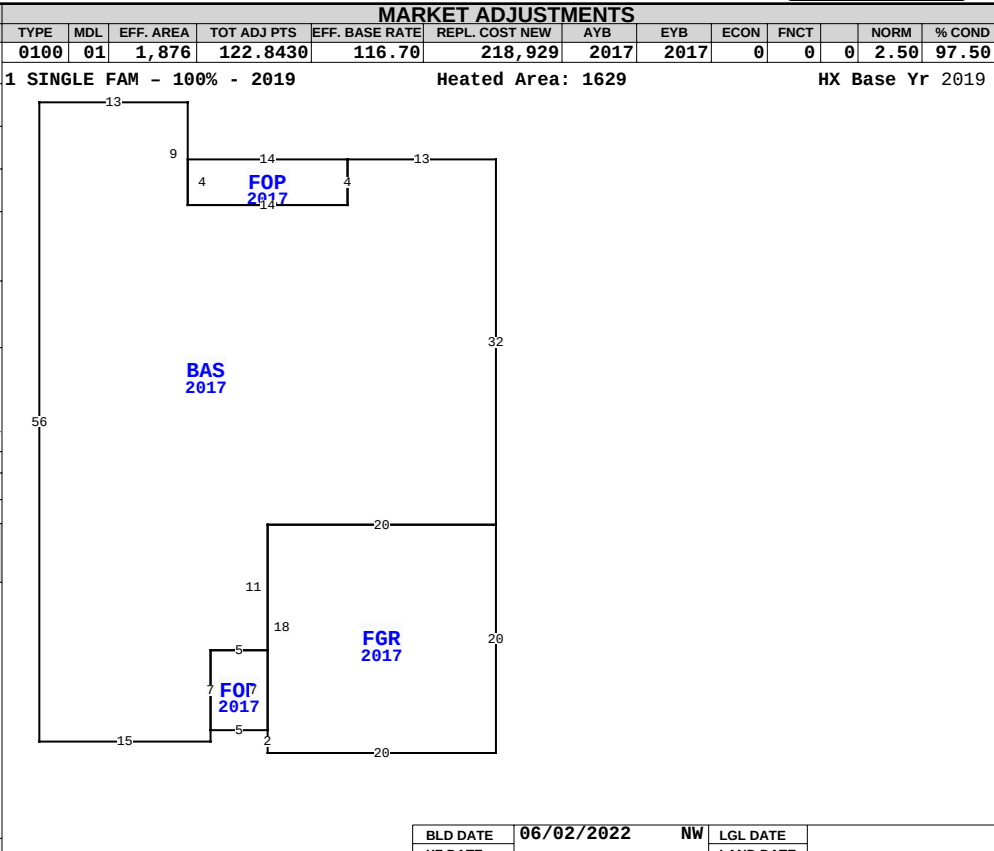
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,629	100	1,629	185,351
FGR	400	55	220	25,032
FOP	35	30	10	1,138
FOP	56	30	17	1,934
TOTALS	2,120		1,876	213,456

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	725.00	SF	5.20	5.20	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



77858 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
											3,657

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										213,456	
TOTAL MARKET OB/XF VALUE										3,657	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										267,113	
SOH/AGL Deduction										83,622	
ASSESSED VALUE										183,491	
TOTAL EXEMPTION VALUE										HX HB	50,000
BASE TAXABLE VALUE										133,491	
TOTAL JUST VALUE										267,113	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										257,489	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006246	CO ISSUED	0	07/13/2017
17001667	NEW CONSTR	205,048	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2138/1222	8/01/2017	SW	Q	I	01	214,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: PATTON JANIE JUANIT							
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											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W13 FOP=[YR=2017] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.											