LOT 221
IN OR 2136/555
LUMBER CREEK #1 PB 7/295 N/K/A

PULLINS ANDRE
77188 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1290-0221-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

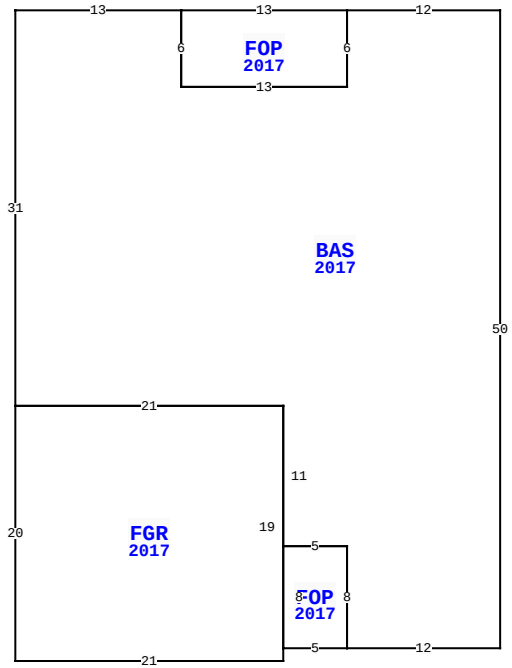
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	131.3760	124.81	205,812	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1383 HX Base Yr 2019



77188 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		200,667
TOTAL MARKET OB/XF VALUE		3,344
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		254,011
SOH/AGL Deduction		79,246
ASSESSED VALUE		174,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,765
TOTAL JUST VALUE		254,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004552	CO ISSUED	0	05/23/2017
1700520	NEW CONSTR	180,603	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0555	7/25/2017	SW	Q	I	01	186,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PULLINS ANDRE						
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] W12 FOP=[YR=2017] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N8 W5 S8$ N19 W21$ E21 S11 E5 S8 E12 N50$.

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	663.00	SF	5.20	5.20	100	2017	2017	3	97	3,344	

LAND DESCRIPTION

TOTAL OB/XF 3,344

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