

LOT 1
LUMBER CREEK PUD-PHASE 2
PBK 8/217

HIGH CHARLIE JR
77845 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	193,593
FGR	456	55	251	26,209
FOP	42	30	13	1,357
FOP	128	30	38	3,968
TOTALS	2,480		2,156	225,128

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	677.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,156	112.1610	106.55	229,722	2018	2018	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1854 HX Base Yr 2019												
77845 LUMBER CREEK BLVD, YULEE												

BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,128	
TOTAL MARKET OB/XF VALUE		3,415	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		278,543	
SOH/AGL Deduction		68,311	
ASSESSED VALUE		210,232	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		160,232	
TOTAL JUST VALUE		278,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008031	CO ISSUED	0	08/07/2018
18004408	NEW CONSTR	239,461	05/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2246/1015	12/21/2018	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: HIGH CHARLIE JR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E21 FOP=[YR=2018] E6 N7 W6 S7\$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11\$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8\$ S8 E16 N8\$.					