

LOT 9
LUMBER CREEK PUD-PHASE 2
PBK 8/217

CHICA CARLOS/NARANJO ADRIANA
77819 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0009-0000



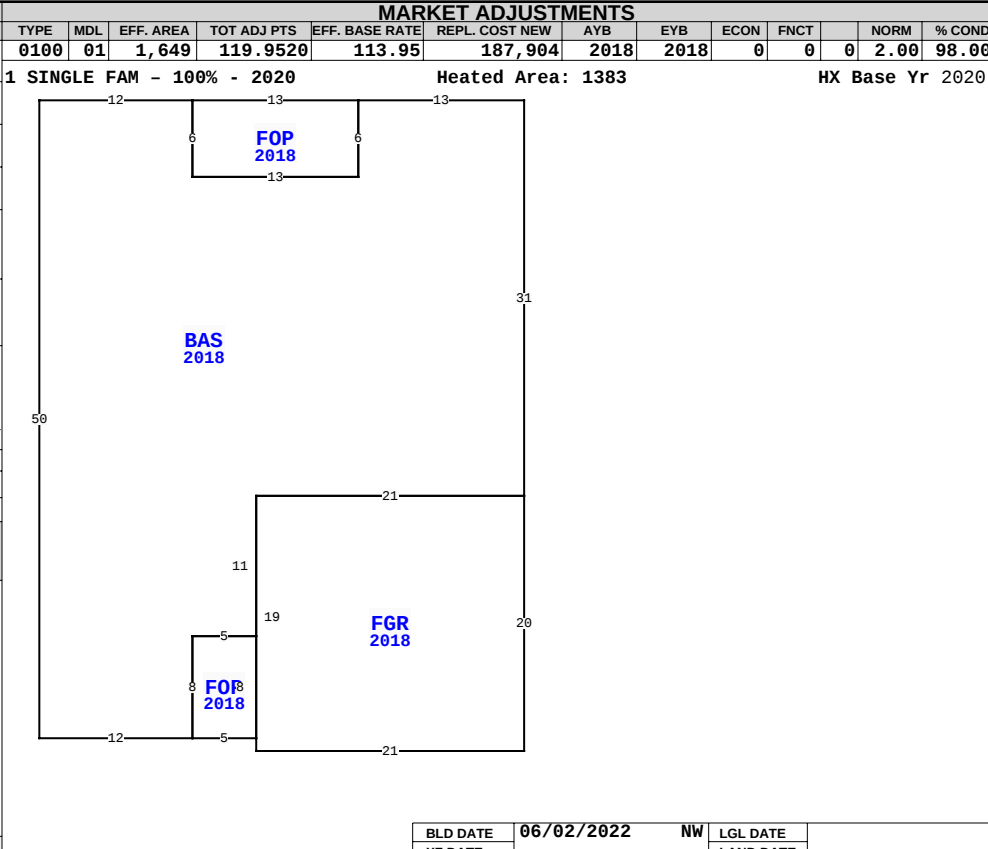
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	100	1,383	154,441
FGR	420	55	231	25,796
FOP	40	30	12	1,340
FOP	78	30	23	2,569
TOTALS	1,921		1,649	184,146

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
1	0811	CONCRETE B	0 100	0	0	606.00	SF	5.20	5.20	100	2018	2018	3	97

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



77819 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									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					184,146				
TOTAL MARKET OB/XF VALUE					3,057				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					237,203				
SOH/AGL Deduction					48,249				
ASSESSED VALUE					188,954				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					138,954				
TOTAL JUST VALUE					237,203				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					245,677				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011481	CO ISSUED	0	11/16/2018
18006360	NEW CONSTR	188,320	06/20/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2273/0672	5/03/2019	SW	Q	I	02	209,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: CHICA CAROLS & ADRI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.									