

LOT 35
IN OR 2231/1110
LUMBER CREEK PUD-PHASE 2

VANDERHOFF EDWARD & DONNA
1805 MOUNTSIDE DRIVE
NORTH AUGUSTA, SC 29841

2024

09-2N-27-1291-0035-0000



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

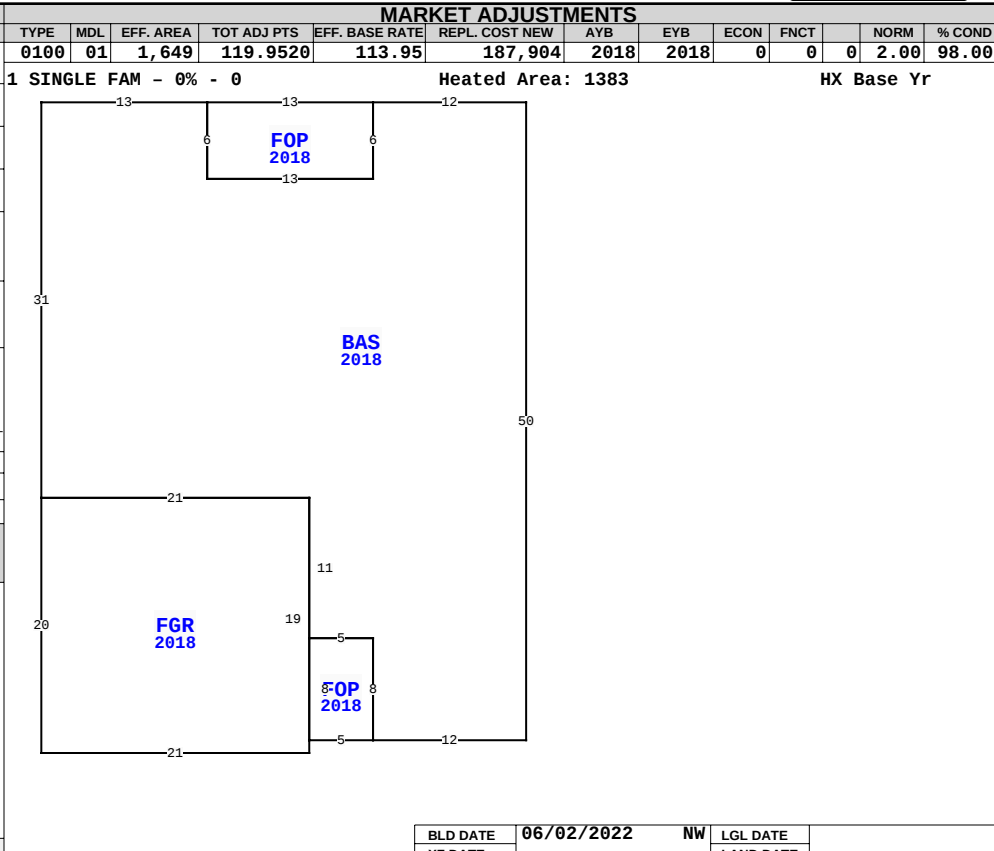
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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
1	0811	CONCRETE B	0	0	0	0	646.00	SF	5.20	5.20	100	2018	2018	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



77771 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				
VALUATION SUMMARY										4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										184,146				
TOTAL MARKET OB/XF VALUE										3,258				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										237,404				
SOH/AGL Deduction										0				
ASSESSED VALUE										237,404				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										237,404				
TOTAL JUST VALUE										237,404				
NCON VALUE										0				
INCOME VALUE										0				
PREVIOUS YEAR MKT VALUE										245,881				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004795	CO ISSUED	0	05/10/2018
18000121	NEW CONSTR	184,212	01/05/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2231/1110	10/15/2018	SW	Q	I	01	211,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: VANDERHOFF EDWARD &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W12 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2018] S20 E21 N1 FOP=[YR=2018] E5 N8 W5 S8\$ N19 W21\$ E21 S11E5 S8 E12 N50\$.									