

LOT 36
IN OR 2197/299
LUMBER CREEK PUD-PHASE 2

HALL WILLIE & ROSALYN LOVETT
77767 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0036-0000



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

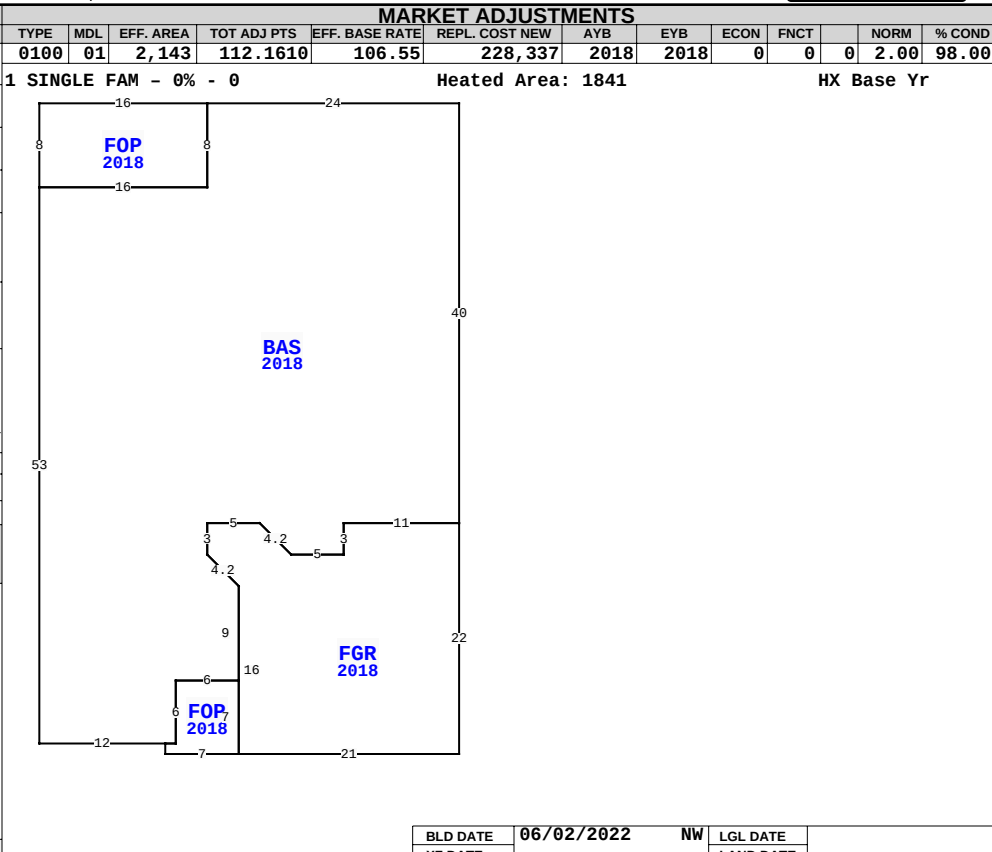
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,841	100	1,841	192,236
FGR	456	55	251	26,209
FOP	43	30	13	1,357
FOP	128	30	38	3,968
TOTALS	2,468		2,143	223,770

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	640.00	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	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 03/31/2021 BY NWA



77767 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
														3,228

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					223,770				
TOTAL MARKET OB/XF VALUE					3,228				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					276,998				
SOH/AGL Deduction					0				
ASSESSED VALUE					276,998				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					276,998				
TOTAL JUST VALUE					276,998				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					292,062				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004730	CO ISSUED	0	05/09/2018
18000117	NEW CONSTR	239,461	01/05/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2197/0299	5/11/2018	SW	Q	/	I	01	234,857
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: HALL WILLIE & ROSAL							

BUILDING NOTES									

BUILDING DIMENSIONS
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8\$ S8 W16 S53
E12 FOP=[YR=2018] S1 E7 FGR=[YR=2018] E21 N22 W11 S3 W5 U3
L3 W5 S3 D3 R3 S16\$ N7 W6 S6 W1\$ E1 N6 E6 N9 U3 L3 N3 E5
D3 R3 E5 N3 E11 N40\$.