

LOT 69
LUMBER CREEK PUD-PHASE 2
PBK 8/217

WILSON KEVIN ANTHONY
77814 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0069-0000



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	07	CORK/VILE 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	1,629	100	1,629	170,099
FGR	400	55	220	22,972
FOP	35	30	10	1,045
FOP	56	30	17	1,775
TOTALS	2,120		1,876	195,890

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	0	0	624.00	SF	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	1,876	112.1610	106.55	199,888	2018	2018	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2024 Heated Area: 1629 HX Base Yr 2024													
77814 LUMBER CREEK BLVD, YULEE													

TOTAL OB/XF 3,147													
BLD DATE	XF DATE	INC DATE	06/02/2022	NW	LGL DATE	LAND DATE	AG DATE						

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					195,890				
TOTAL MARKET OB/XF VALUE					3,147				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					249,037				
SOH/AGL Deduction					0				
ASSESSED VALUE					249,037				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					199,037				
TOTAL JUST VALUE					249,037				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					258,052				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011056	CO ISSUED	0	11/05/2018
18005712	NEW CONSTR	213,727	06/05/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2424/0551	1/07/2021	QC	U	I	11	100	
GRANTOR: WILSON MARY A							
GRANTEE: WILSON KEVIN A							
2268/0613	4/09/2019	SW	Q	I	02	229,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: WILSON MARY A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.									