LOT 73
LUMBER CREEK PUD-PHASE 2
PBK 8/217

SCOTT WESLEY ALAN & CHRISTINE NICHOLE
77826 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0073-0000

BUILDING CHARACTERISTICS

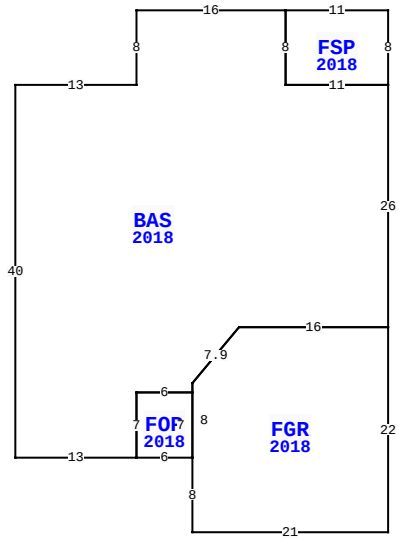
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

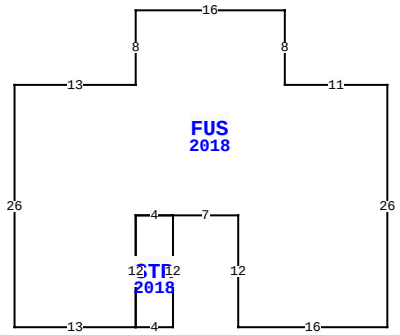
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	1,407	143,191
FGR	447	55	246	25,035
FOP	42	30	13	1,323
FSP	88	40	35	3,562
FUS	1,036	100	1,036	105,435
STR	48	10	5	509
TOTALS	3,068		2,742	279,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	109.8720	104.38	286,210	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2443 HX Base Yr 2024





77826 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,055
TOTAL MARKET OB/XF VALUE		8,009
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		337,064
SOH/AGL Deduction		0
ASSESSED VALUE		337,064
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,064
TOTAL JUST VALUE		337,064
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		349,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005707	CO ISSUED	0	06/05/2018
B1801282	NEW CONSTR	307,497	02/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1340	8/22/2023	WD	Q	I	01	400,000
GRANTOR: PARDEN DENVER & TALIS						
GRANTEE: SCOTT WESLEY ALAN &						
2216/1710	7/31/2018	SW	Q	I	01	262,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PARDEN DENVER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W11 BAS=[YR=2018] W16 S8 W13 S40 E13
FOP=[YR=2018] E6 FGR=[YR=2018] S8 E21 N22 W16 L5 D6 S8$
N7 W6 S7$ N7 E6 N1 U6 R5 E16 N26 W11 N8$ S8 E11 N8$
PTR=[YR=2018] E30 FUS=[YR=2018] E16 S8 E11 S26 W16 N12 W7
STR=[YR=2018] S12 W4 N12 E4$ W4 S12 W13 N26 E13 N8$ W30$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	673.00	SF	5.20	5.20	100	2018	2018	3	97	3,395	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2018	2018	3	94	4,332	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 8,009

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/17/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS