

RENNER MARK W
77840 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1291-0076-0000

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	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	119.9520	113.95	187,904	2018	2018		0	0	2.00	98.00

1 SINGLE FAM - 100% - 2019
Heated Area: 1383
HX Base Yr 2019

Diagram showing building footprint with dimensions and area labels:
- BAS 2018 (Basement)
- FOP 2018 (Front Porch)
- FGR 2018 (Front Garage)
Dimensions include lot width (12), depth (31), and various setbacks (e.g., 12, 13, 13, 12, 50).

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	184,146
TOTAL MARKET OB/XF VALUE	3,213
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	237,359
SOH/AGL Deduction	57,937
ASSESSED VALUE	179,422
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	129,422
TOTAL JUST VALUE	237,359
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,835

PERMIT NUM DESCRIPTION AMT ISSUED

18006013	C0 ISSUED	0	06/12/2018
B1801284	NEW CONSTR	184,212	02/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2217/0645	8/06/2018	SW Q	I	02		208,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: RENNER MARK W

BUILDING NOTES

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\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	637.00	SF	5.20	5.20	100	2018	2018	3	97	3,213	

TOTAL OB/XF

3,213

REVIEW DATE

06/17/2019

BY

KB

Total Acres: 0.00

Total Land Value: 50,000

Market: 0

Agricultural: 0

Common: 50,000

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