

LOT 8
LUMBER CREEK PUD-PHASE 3
OR 2226/853

DICKERSON ANTHONY/BRIDGEWATER DANIA J
77711 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0008-0000



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	08	SHT VINYL 70
Interior Floo	14	CARPET 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 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	155,229
FGR	420	55	231	25,927
FOP	40	30	12	1,346
FOP	78	30	23	2,582

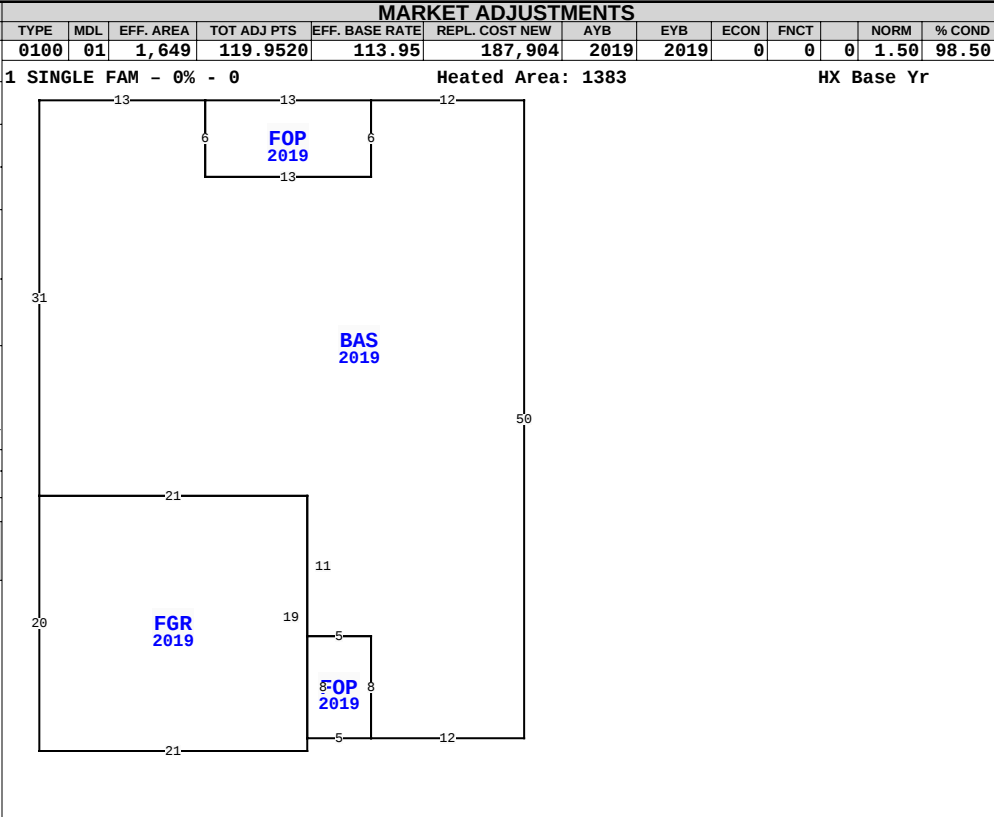
TOTALS 1,921 1,649 185,085

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	0	0	552.00	SF	5.20	5.20	100	2019	2019	3	98	2,813	
2	0476	VF 6 SBPL	0	0	0	240.00	LF	32.00	32.00	100	2019	2019	3	95	7,296	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							



77711 LUMBER CREEK BLVD, YULEE

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

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	2019	2019	0	0	0	1.50	98.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	185,085		
TOTAL MARKET OB/XF VALUE	10,109		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	245,194		
SOH/AGL Deduction	8,405		
ASSESSED VALUE	236,789		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	236,789		
TOTAL JUST VALUE	245,194		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	253,782		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003886	CO ISSUED	0	04/18/2019
19000255	NEW CONSTR	0	01/01/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1162	6/20/2023	QC	U	I	11	100

GRANTOR: DICKERSON ANTHONY
GRANTEE: DICKERSON ANTHONY
2272/1460 4/30/2019 SW Q I 01 209,900
GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: DICKERSON ANTHONY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] W13 S6 E13 N6 \$ S6 W13 N6
W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8
\$ N19 W21\$ E21 S11 E5 S8 E12 N50 \$.