LOT 17
LUMBER CREEK PUD-PHASE 3
OR 2226/853

WILKINSON RANDALL/GILDNER AMY
77643 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0017-0000

BUILDING CHARACTERISTICS

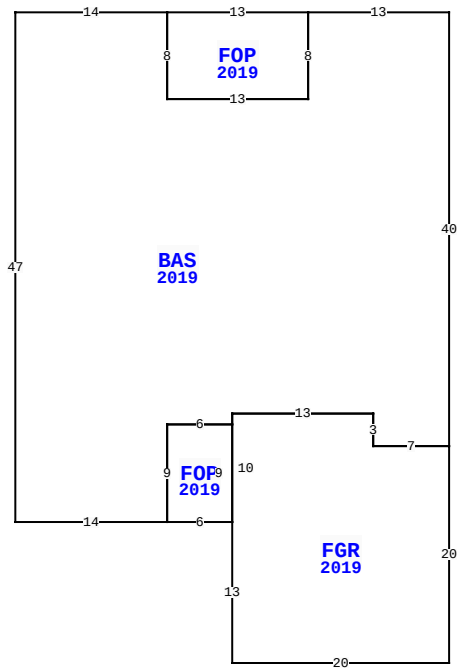
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,543	100	1,543	180,558
FGR	439	55	241	28,202
FOP	54	30	16	1,872
FOP	104	30	31	3,628
TOTALS	2,140		1,831	214,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	125.0550	118.80	217,523	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1543 HX Base Yr 2020



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

77643 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		214,260
TOTAL MARKET OB/XF VALUE		3,554
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,814
SOH/AGL Deduction		71,238
ASSESSED VALUE		196,576
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,576
TOTAL JUST VALUE		267,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,658

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002399	NEW CONSTR	210,351	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2287/1895	6/28/2019	SW	Q	I	01	220,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WILKINSON RANDALL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W13 S8 E13 N8 $ S8 W13 N8 W14 S47 E14 FOP=[YR=2019] E6 FGR=[YR=2019] S13 E20 N20 W7 N3 W13 S10 $ N9 W6 S9 $ N9 E6 N1 E13 S3 E7 N40 $.

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	0810	CONCRETE A	0	100	0	0	558.00	SF	6.50	6.50	100	2019	2019	3	98	3,554	

LAND DESCRIPTION

TOTAL OB/XF 3,554

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 06/14/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS