

LOT 25
LUMBER CREEK PUD-PHASE 3
OR 2226/853

VEGA JORGE & ADELINA
77611 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0025-0000



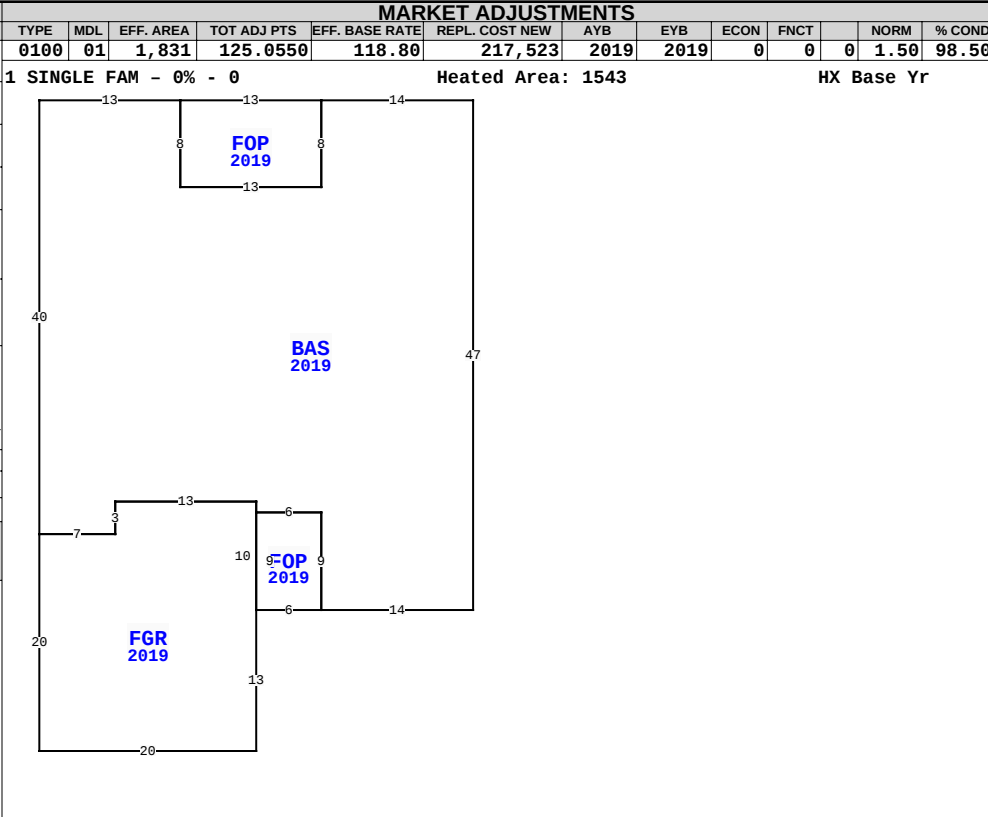
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



77611 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,165											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	214,260		
TOTAL MARKET OB/XF VALUE	3,165		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	267,425		
SOH/AGL Deduction	7,652		
ASSESSED VALUE	259,773		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	259,773		
TOTAL JUST VALUE	267,425		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	277,264		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002666	NEW CONSTR	213,462	03/18/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2288/1407	6/28/2019	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: VEGA JORGE & ADELIN					

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=2019] W14 FOP=[YR=2019] W13 S8 E13 N8 \$ S8 W13 N8
W13 S40 FGR=[YR=2019] S20 E20 N13 FOP=[YR=2019] E6 N9 W6 S9
\$ N10 W13 S3 W7 \$ E7 N3 E13 S1 E6 S9 E14 N47 \$.