

LOT 31
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HUDSON SFR PROPERTY HOLDINGS II LLC
2711 N HASKELL STE 2100
DALLAS, TX 75204

2024

09-2N-27-1292-0031-0000



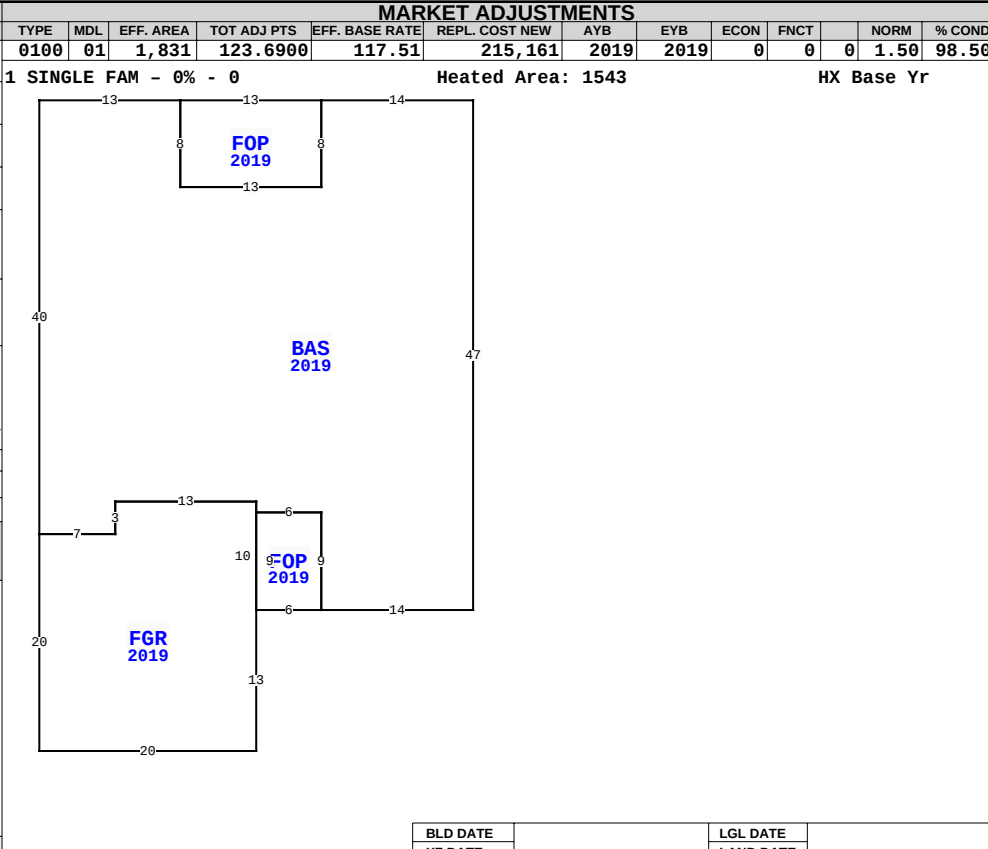
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	178,598
FGR	439	55	241	27,895
FOP	54	30	16	1,852
FOP	104	30	31	3,588
TOTALS	2,140		1,831	211,934

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	519.00	SF	5.20

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



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

77547 LUMBER CREEK BLVD, YULEE

TOTAL OB/XF									
									2,645

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	211,934		
TOTAL MARKET OB/XF VALUE	2,645		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	264,579		
SOH/AGL Deduction	0		
ASSESSED VALUE	264,579		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	264,579		
TOTAL JUST VALUE	264,579		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,494		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002402	NEW CONSTR	210,351	03/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/1742	9/09/2021	WD	Q	I	01	303,000
GRANTOR: HARDING HALSTON JET						
GRANTEE: HUDSON SFR PROPERTY						
2283/1966	6/14/2019	SW	Q	I	01	219,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HARDING HALSTON JET						

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\$.									