

STEWART ANNA & REGINALD
77539 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0033-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

030511140304
COMP SHNGL 100 DRYWALL 100 CLAY TILE 70 CARPET 30 CENTRAL 100 AIR DUCTED 100 5 100 3 100 WOOD FRAME 100 1. 1. 100 0 100 NONE 100 04 Quality Level 04 0100 SINGLE FAMILY
MKT AREA 04 4073.200

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BASFGRFOPFOP2,00542035901005530302,0052311027233,79226,9361,1663,148

TOTALS2,5502,273265,042

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B010000885.00SF5.205.20100201920193984,510

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% COND TOT ADJUNIT PRICERADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000REVIEW DATE 07/12/2019 BY RKMB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

01012,273124.6119118.38269,07820192019001.5098.50

1 SINGLE FAM - 100% - 2020Heated Area: 2005HX Base Yr 2020

FOP2019BAS2019FGR2019FOP2019

BLD DATEXF DATEINC DATE06/02/2022NWLGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

4

VALUATION BYSTANDARDTax Group: 4Tax Dist:BUILDING MARKET VALUE265,042TOTAL MARKET OB/XF VALUE4,510TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE319,552SOH/AGL Deduction85,149ASSESSED VALUE234,403TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE184,403TOTAL JUST VALUE319,552NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE331,721

Sales Data

OFF RECORD NumberDATEINSTQUANTITYRSN CD SALE PRICE

2538/13292/02/2022QCUII11100

GRANTOR:SMITH ANNA AKA STEWAR

GRANTEE:STEWART ANNA & REGI

2303/04859/06/2019SWQII01253,900

GRANTOR:LGI HOMES-FLORIDA LLC

GRANTEE:SMITH ANNA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W10 BAS=[YR=2019] W30 S44 FGR=[YR=2019] S20 E21 N2 FOP=[YR=2019] E5 N7 W5 S7\$N18 W21\$ E21 S11 E5 S9 E14 N55 W10 N9\$ S9 E10 N9\$.