

LOT 34
LUMBER CREEK PUD-PHASE 3
OR 2226/853

RAUTH CORISSA L
77535 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0034-0000



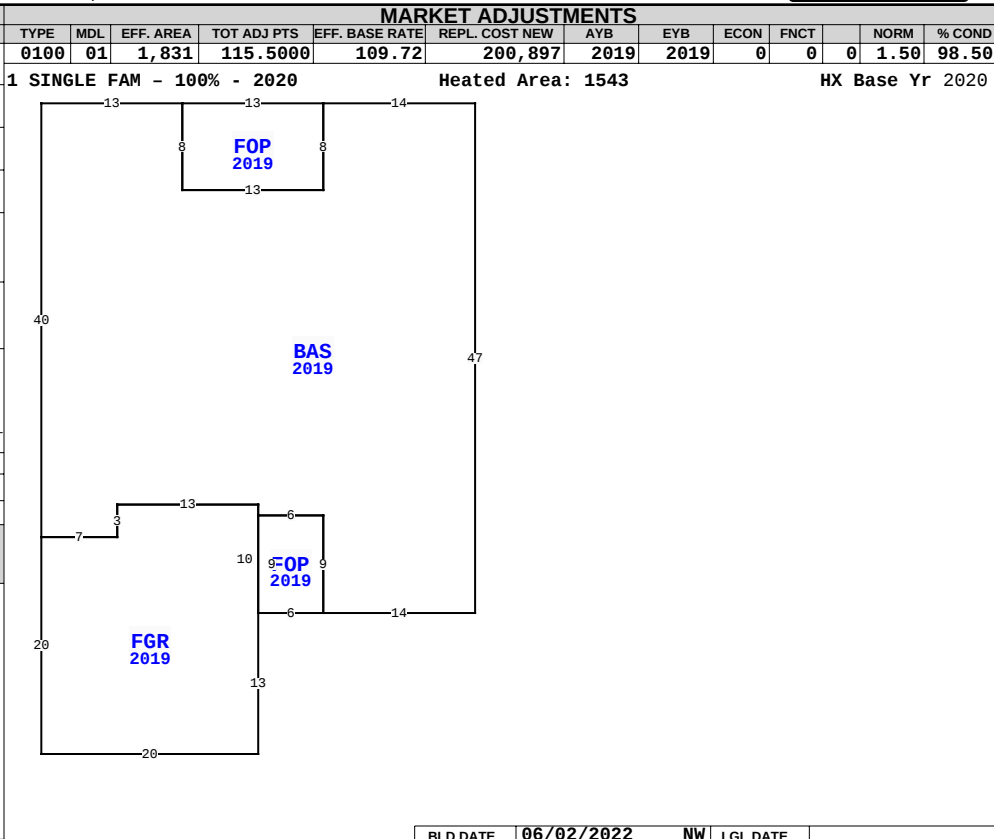
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	166,759
FGR	439	55	241	26,046
FOP	54	30	16	1,730
FOP	104	30	31	3,350
TOTALS	2,140		1,831	197,884

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	707.00	SF	5.20	5.20	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00



BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
77535 LUMBER CREEK BLVD, YULEE				

TOTAL OB/XF											
3,603											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		197,884	
TOTAL MARKET OB/XF VALUE		3,603	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		251,487	
SOH/AGL Deduction		101,495	
ASSESSED VALUE		149,992	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		99,992	
TOTAL JUST VALUE		251,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,595	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903198	NEW CONSTR	213,462	04/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2294/0885	7/26/2019	SW	Q	I	02
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: RAUTH CORISSA L					

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\$.					