

LOT 35
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SMITH JOSHUA
77531 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0035-0000



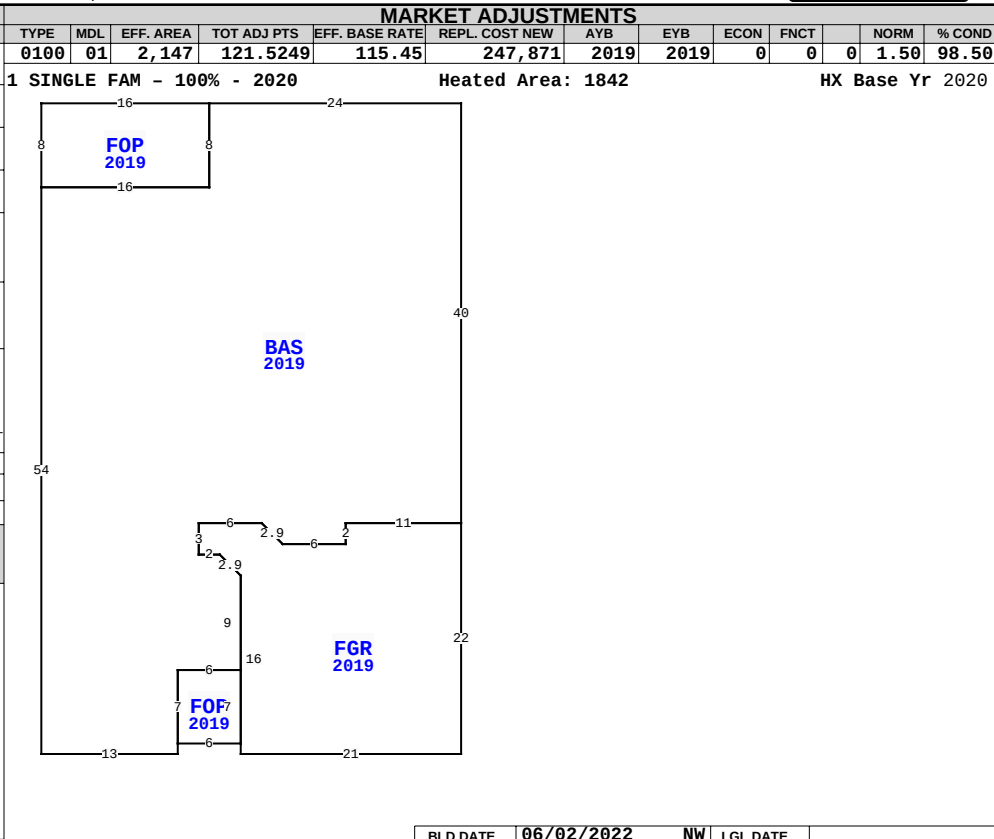
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,842	100	1,842	209,469
FGR	462	55	254	28,884
FOP	42	30	13	1,478
FOP	128	30	38	4,321
TOTALS	2,474		2,147	244,153

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	100	0	0	690.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	27.00	SF	6.50	6.50	

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



77531 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	244,153		
TOTAL MARKET OB/XF VALUE	3,688		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	297,841		
SOH/AGL Deduction	79,200		
ASSESSED VALUE	218,641		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	168,641		
TOTAL JUST VALUE	297,841		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	309,045		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003129	NEW CONSTR	252,471	03/29/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2308/0895	9/20/2019	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: SMITH JOSHUA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S54 E13 N1 FOP=[YR=2019] E6 FGR=[YR=2019] S1 E21 N22 W11 S2 W6 U2 L2 W6 S3 E2 D2 R2 S16\$ N7 W6 S7\$ N7 E6 N9 U2 L2 W2 N3 E6 D2 R2 E6 N2 E11 N40\$.					