LOT 36
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FKH SFR PROP CO I LP
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

2024

09-2N-27-1292-0036-0000

BUILDING CHARACTERISTICS

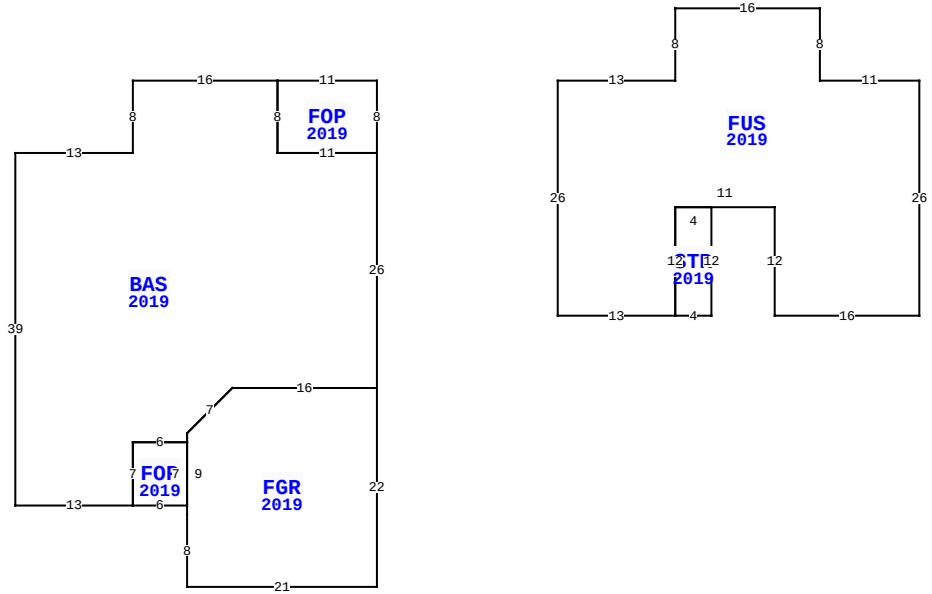
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,386	100	1,386	152,699
FGR	450	55	248	27,323
FOP	42	30	13	1,432
FOP	88	30	26	2,864
FUS	1,036	100	1,036	114,139
STR	48	10	5	551
TOTALS	3,050		2,714	299,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	117.7344	111.85	303,561	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2422 HX Base Yr



77527 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	299,008
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	352,458
SOH/AGL Deduction	0
ASSESSED VALUE	352,458
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,458
TOTAL JUST VALUE	352,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	362,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903193	NEW CONSTR	326,004	04/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2528/1340	1/10/2022	WD	Q	I	01	377,200
GRANTOR: FULTON SHARON						
GRANTEE: FKH SFR PROP CO I L						
2328/1298	12/23/2019	SW	Q	I	01	273,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: FULTON SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-11,0] W16 S8 W13 S39 E13 N7 E6 N1 U5R5 E16 N26 W11 N8 $
FUS=[YR=2019;ORIG=20,0] S26 E13 N12 E11 S12 E16 N26 W11 N8 W16 S8 W13 $
FGR=[YR=2019;ORIG=-21,48] S8 E21 N22 W16 D5L5 S9 $
FOP=[YR=2019;ORIG=0,0] W11 S8 E11 N8 $
STR=[YR=2019;ORIG=33,26] E4 N12 W4 S12 $
FOP=[YR=2019;ORIG=-27,47] E6 N7 W6 S7 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	677.00	SF	5.20	5.20	100	2019	2019	3	98	3,450	

LAND DESCRIPTION

TOTAL OB/XF 3,450

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/03/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS