

LOT 39
LUMBER CREEK PUD-PHASE 3
OR 2226/853

JOBIN 22 LLC
3500 S DUPONT HWY
DOVER, DE 19901

2024

09-2N-27-1292-0039-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,975	100	1,975	217,746
FGR	420	55	231	25,468
FOP	30	30	9	992
FOP	80	30	24	2,646
TOTALS	2,505		2,239	246,852

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0	0	0	0	584.00	SF	5.20	5.20	100	2019	2019	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 07/26/2019 BY RK

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	117.8205	111.93	250,611	2019	2019	0	0	0	1.50	98.50
1 SINGLE FAM - 0% - 2024 Heated Area: 1975 HX Base Yr												

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

TOTAL OB/XF														
2,976														

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		246,852	
TOTAL MARKET OB/XF VALUE		2,976	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		299,828	
SOH/AGL Deduction		0	
ASSESSED VALUE		299,828	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		299,828	
TOTAL JUST VALUE		299,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,004	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003015	NEW CONSTR	265,861	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2618/1943	2/10/2023	WD	Q	I	01	334,700
GRANTOR: SPIVEY GLENN ALAN SR						
GRANTEE: JOBIN 22 LLC						
2369/0782	6/08/2020	SW	Q	I	01	258,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SPIVEY GLENN ALAN S						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2019] W30 FOP=[YR=2019] W10 S8 E10 N8 \$ S8 W10 S55 E14 N3 FOP=[YR=2019] E5 FGR=[YR=2019] S3 E21 N20 W21 S17 \$ N6 W5 S6 \$ N6 E5 N11 E21 N43 \$.														

Common: 50,000 PRINTED 08/06/2024 BY SYS