

LOT 40
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FELICIANO LISA
77511 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0040-0000



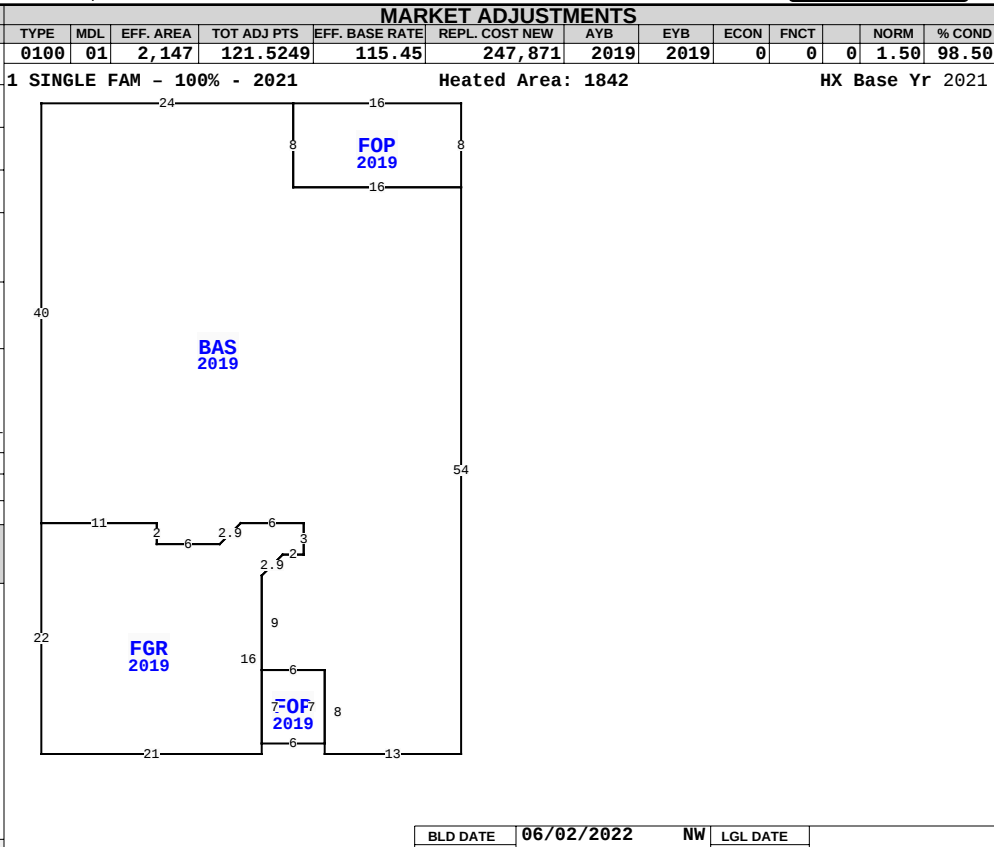
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	584.00	SF	5.20	5.20	100	2019	2019	3	98

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



77511 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					244,153				
TOTAL MARKET OB/XF VALUE					2,976				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					297,129				
SOH/AGL Deduction					59,998				
ASSESSED VALUE					237,131				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					187,131				
TOTAL JUST VALUE					297,129				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					308,325				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003017	NEW CONSTR	252,471	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2376/0634	6/26/2020	SW	Q	I	01	251,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: FELICIANO LISA

BUILDING DIMENSIONS														
FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 N1 FOP=[YR=2019] E6 N7 W6 S7\$ N16 U2 R2 E2N3 W6 D2 L2 W6 N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 D2 L2 S9 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.														