LOT 51
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FLEISCHER MARK L JR & BRIANNA
77465 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0051-0000

BUILDING CHARACTERISTICS

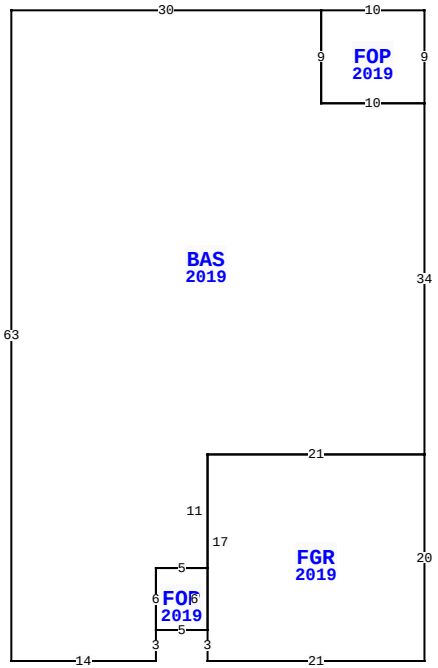
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,965	100	1,965	228,566
FGR	420	55	231	26,870
FOP	30	30	9	1,047
FOP	90	30	27	3,140
TOTALS	2,505		2,232	259,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,232	124.3032	118.09	263,577	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1965 HX Base Yr 2020



77465 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		259,623
TOTAL MARKET OB/XF VALUE		10,421
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		320,044
SOH/AGL Deduction		85,694
ASSESSED VALUE		234,350
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,350
TOTAL JUST VALUE		320,044
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,034

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19116986	CO ISSUED	0	11/07/2019
19008316	NEW CONSTR	265,861	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2319/0621	11/13/2019	SW	Q	I	01	255,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: FLEISCHER MARK L JR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W10 BAS=[YR=2019] W30 S63 E14 N3
FOP=[YR=2019] E5 FGR=[YR=2019] S3 E21 N20 W21 S17$ N6 W5 S6$ N6 E5 N11 E21 N34 W10 N9$ S9 E10 N9$.

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	100	0	0	696.00	SF	5.20	5.20	100	2019	2019	3	98	3,547	
2	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2019	2019	3	95	6,019	
3	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2019	2019	3	95	855	

LAND DESCRIPTION

TOTAL OB/XF 10,421

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	100		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