

LOT 53
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HARRIS TEON/MANUEL GIRARDEAU
77455 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0053-0000



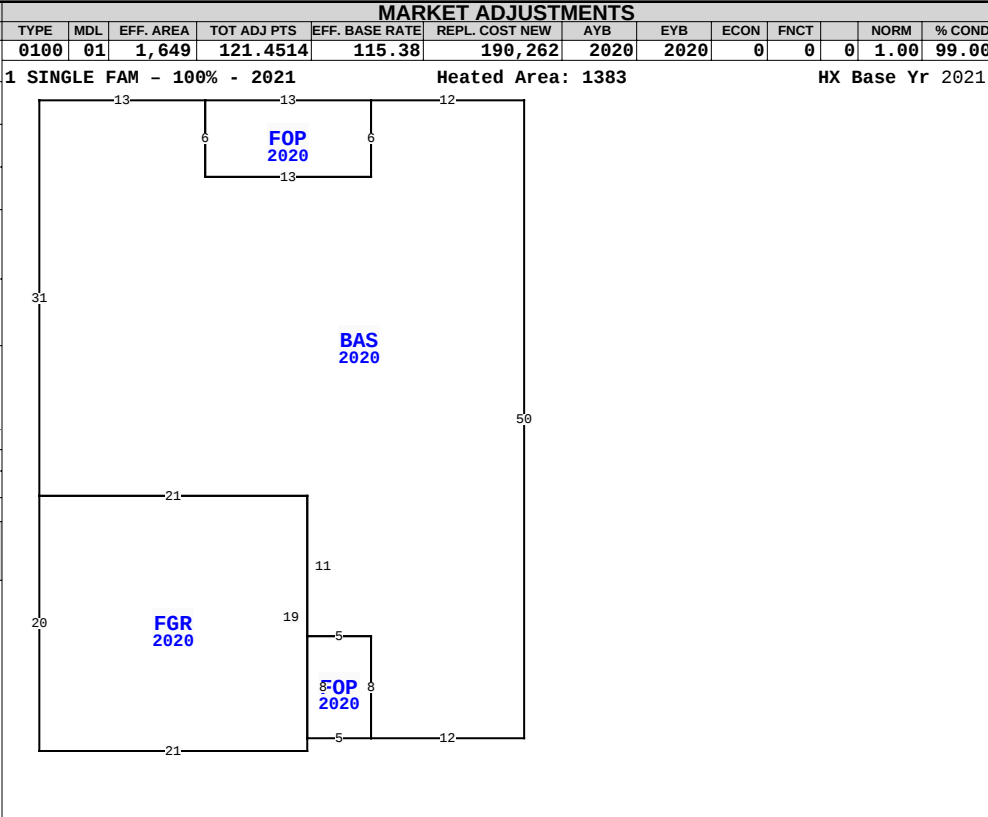
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	100	1,383	157,975
FGR	420	55	231	26,386
FOP	40	30	12	1,371
FOP	78	30	23	2,627
TOTALS	1,921		1,649	188,359

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	634.00	SF	5.20	5.20	100	2020	2020	3	99

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



77455 LUMBER CREEK BLVD, YULEE										BLD DATE		06/02/2022		NW		LGL DATE	
										XF DATE						LAND DATE	
										INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
634.00	SF	5.20	5.20	100	2020	2020	3	99	3,264								

TOTAL OB/XF 3,264														
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					188,359				
TOTAL MARKET OB/XF VALUE					3,264				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					241,623				
SOH/AGL Deduction					49,318				
ASSESSED VALUE					192,305				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					142,305				
TOTAL JUST VALUE					241,623				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					250,236				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011028	CO ISSUED	0	11/12/2020
20005839	NEW CONSTR	194,166	08/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1340	11/24/2020	SW	Q	I	01	227,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HARRIS TEON & GIRAR						

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BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2020] S20 E21 N1 FOP=[YR=2020] E5 N8 W5 S8 \$ N19 W21\$ E21 S11 E5 S8 E12 N50\$.									