

LOT 57
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HELTON BRITTANY
77441 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0057-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

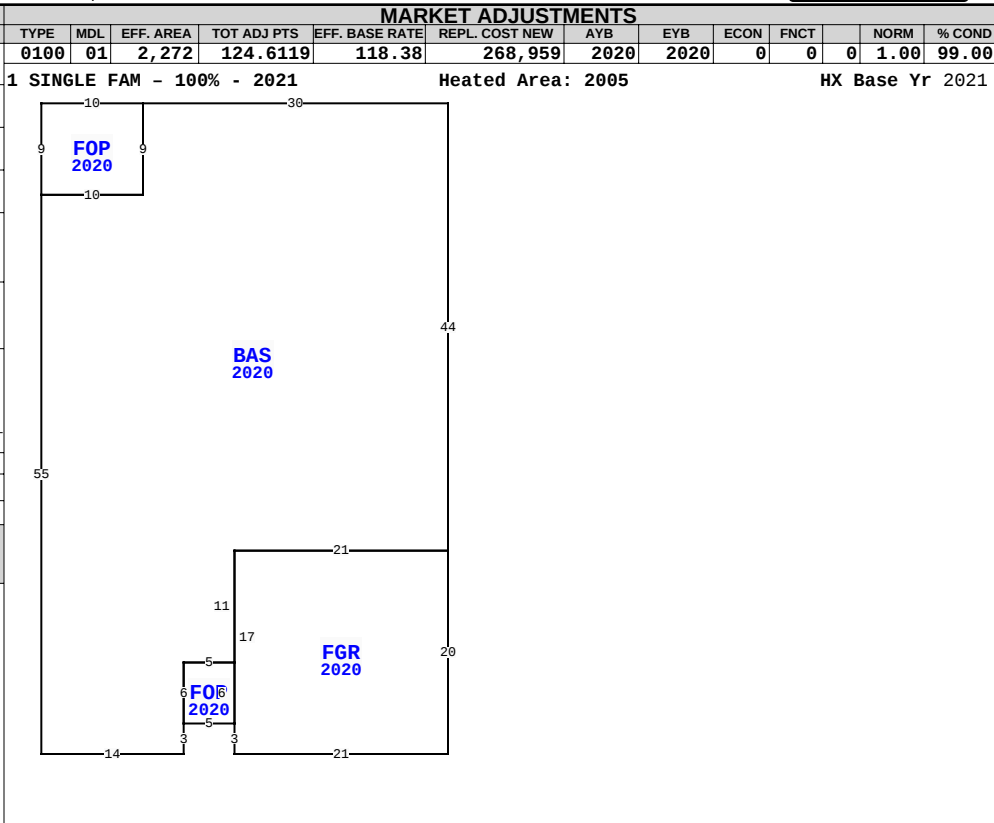
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	234,978
FGR	420	55	231	27,073
FOP	30	30	9	1,054
FOP	90	30	27	3,164
TOTALS	2,545		2,272	266,269

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20	100	2020	2020	3	99	3,418	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



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

77441 LUMBER CREEK BLVD, YULEE																
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		266,269	
TOTAL MARKET OB/XF VALUE		3,418	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		319,687	
SOH/AGL Deduction		65,873	
ASSESSED VALUE		253,814	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		203,814	
TOTAL JUST VALUE		319,687	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,861	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011462	CO ISSUED	0	11/19/2020
20005851	NEW CONSTR	265,655	08/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1364	11/23/2020	SW	Q	I	02	265,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: HELTON BRITTANY						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2020] W30 FOP=[YR=2020] W10 S9 E10 N9\$ S9 W10 S55 E14 N3 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E21 N20 W21 S17\$ N6 W5 S6\$ N6 E5 N11 E21 N44\$.						