

LOT 58
LUMBER CREEK PUD-PHASE 3
OR 2226/853

CARTER GREGORY
77744 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0058-0000



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	1,543	100	1,543	176,622
FGR	439	55	241	27,587
FOP	54	30	16	1,831
FOP	104	30	31	3,549
TOTALS	2,140		1,831	209,589

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	593.00	SF	6.50	6.50	100	2019

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

MARKET ADJUSTMENTS

1 SINGLE FAM - 100% - 2020

Heated Area: 1543

HX Base Yr 2020

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

77744 LUMBER CREEK BLVD, YULEE

TOTAL OB/XF											
3,777											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		209,589	
TOTAL MARKET OB/XF VALUE		3,777	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		263,366	
SOH/AGL Deduction		70,094	
ASSESSED VALUE		193,272	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		138,272	
TOTAL JUST VALUE		263,366	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000260	NEW CONSTR	0	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2281/0149	6/04/2019	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: CARTER GREGORY					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W13 FOP=[YR=2019] W13 S8 E13 N8\$ S8 W13 N8 W14 S47 E14 FOP=[YR=2019] E6 FGR=[YR=2019] S13 E20 N20 W7 N3 W13 S10\$ N9 W6 S9\$ N9 E6 N1 E13 S3 E7 N40\$.					