LOT 65
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HARRELL JEFFREY & HAYLEY
77704 LUMBERCREEK BLVD
YULEE, FL 32097

**2024**

**09-2N-27-1292-0065-0000**

## NASSAU COUNTY PROPERTY



## 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 | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

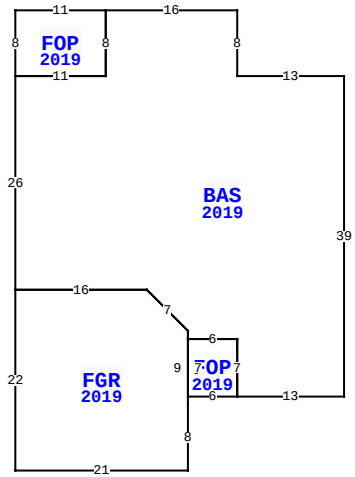
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

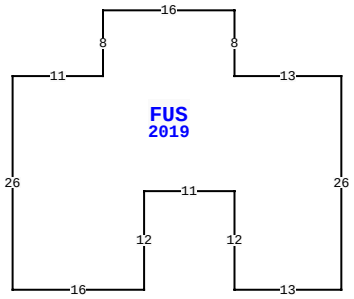
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,386 | 100 | 1,386 | 142,501 |
| FGR | 450 | 55 | 248 | 25,498 |
| FOP | 42 | 30 | 13 | 1,337 |
| FOP | 88 | 30 | 26 | 2,673 |
| FUS | 1,036 | 100 | 1,036 | 106,516 |
| TOTALS | 3,002 | | 2,709 | 278,524 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,709 | 109.8720 | 104.38 | 282,765 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2023 Heated Area: 2422 HX Base Yr 2023




77704 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 | | 278,524 |
| TOTAL MARKET OB/XF VALUE | | 4,051 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 332,575 |
| SOH/AGL Deduction | | 11,359 |
| ASSESSED VALUE | | 321,216 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 271,216 |
| TOTAL JUST VALUE | | 332,575 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 345,348 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19000267 | NEW CONSTR | 0 | 02/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2570/0193 | 6/01/2022 | WD | Q | I | 01 | 406,000 |
| GRANTOR: MCDOWELL CHRISTOPHER | | | | | | |
| GRANTEE: HARRELL JEFFREY & H | | | | | | |
| 2278/0279 | 5/23/2019 | SW | Q | I | 02 | 266,900 |
| GRANTOR: LGI HOMES-FLORIDA LLC | | | | | | |
| GRANTEE: MCDOWELL CHRISTOPHE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W13 N8 W16 S8 W11 S26 E16 D5R5 S1 E6 S7 E13 N39 $
FUS=[YR=2019;ORIG=30,0] E11 N8 E16 S8 E13 S26 W13 N12 W11 S12 W16 N26 $
FGR=[YR=2019;ORIG=-40,26] S22 E21 N8 N9 U5L5 W16 $
FOP=[YR=2019;ORIG=-29,-8] W11 S8 E11 N8 $
FOP=[YR=2019;ORIG=-19,39] E6 N7 W6 S7 $
PTR=[ORIG=0,0] E30 W30 $
.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 636.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 4,051 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,051

| 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 06/07/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS