LOT 66
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MARCHESE VINCENTE/ECHEZURIA JOANNA
77638 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0066-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

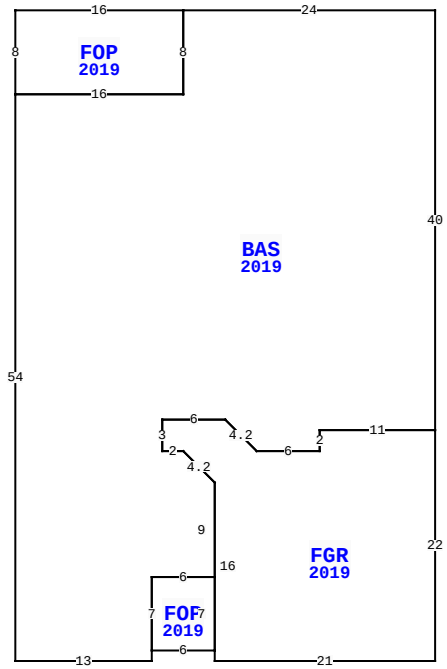
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100	1,835	208,673
FGR	469	55	258	29,339
FOP	42	30	13	1,478
FOP	128	30	38	4,321
TOTALS	2,474		2,144	243,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	121.5249	115.45	247,525	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 50% - 2024 Heated Area: 1835 HX Base Yr 2024



77638 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		243,812
TOTAL MARKET OB/XF VALUE		3,154
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		296,966
SOH/AGL Deduction		0
ASSESSED VALUE		296,966
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		246,966
TOTAL JUST VALUE		296,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904170	NEW CONSTR	252,471	04/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1350	2/11/2020	SW	Q	I	01	249,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MARCHESE VINCENTE &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8 $ S8 W16 S54 E13 N1 FOP=[YR=2019] E6 FGR=[YR=2019] S1 E21 N22 W11 S2 W6 U3 L3 W6 S3 E2 D3 R3 S16$ N7 W6 S7 $ N7 E6 N9 U3 L3 W2 N3 E6 D3 R3 E6 N2 E11 N40 $.

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	50	0	0	619.00	SF	5.20	5.20	100	2019	2019	3	98	3,154	

LAND DESCRIPTION

TOTAL OB/XF 3,154

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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/30/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS