

LOT 69
LUMBER CREEK PUD-PHASE 3
OR 2226/853

DEAN JOSHUA & STEPHANIE
77626 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0069-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

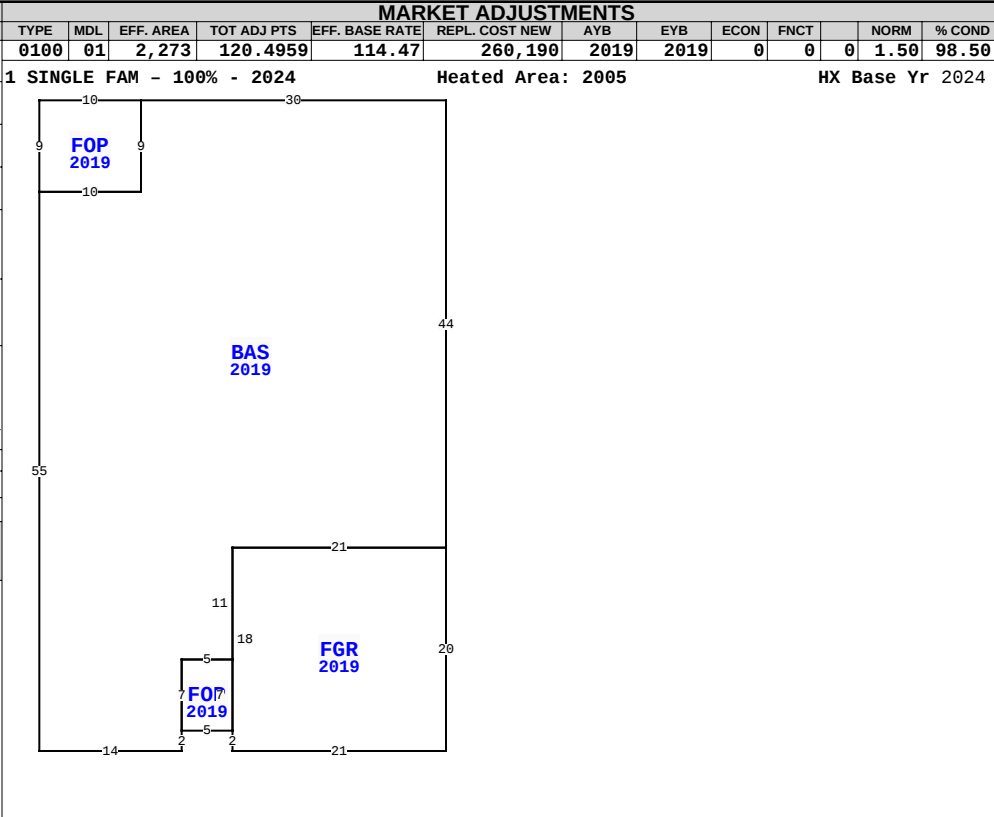
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	226,069
FGR	420	55	231	26,046
FOP	35	30	10	1,128
FOP	90	30	27	3,045
TOTALS	2,550		2,273	256,287

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
1	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	100	2019	2019	3

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

REVIEW DATE 08/30/2019 BY RK



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

TOTAL OB/XF														
3,210														

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			256,287
TOTAL MARKET OB/XF VALUE			3,210
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			309,497
SOH/AGL Deduction			0
ASSESSED VALUE			309,497
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			259,497
TOTAL JUST VALUE			309,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			321,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904179	NEW CONSTR	265,861	04/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2368/1232	6/05/2020	SW	Q	I	01	259,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: DEAN JOSHUA & STEPH

BUILDING DIMENSIONS														
BAS=[YR=2019] W30 FOP=[YR=2019] W10 S9 E10 N9\$ S9 W10 S55 E14 N2 FOP=[YR=2019] E5 FGR=[YR=2019] S2 E21 N20 W21 S18\$ N7 W5 S7\$ N7 E5 N11 E21 N44\$.														

BUILDING NOTES														

Common: 50,000 PRINTED 08/06/2024 BY SYS