

LOT 71
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ROBINSON ONGELIA/FORD XAVON
77618 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0071-0000



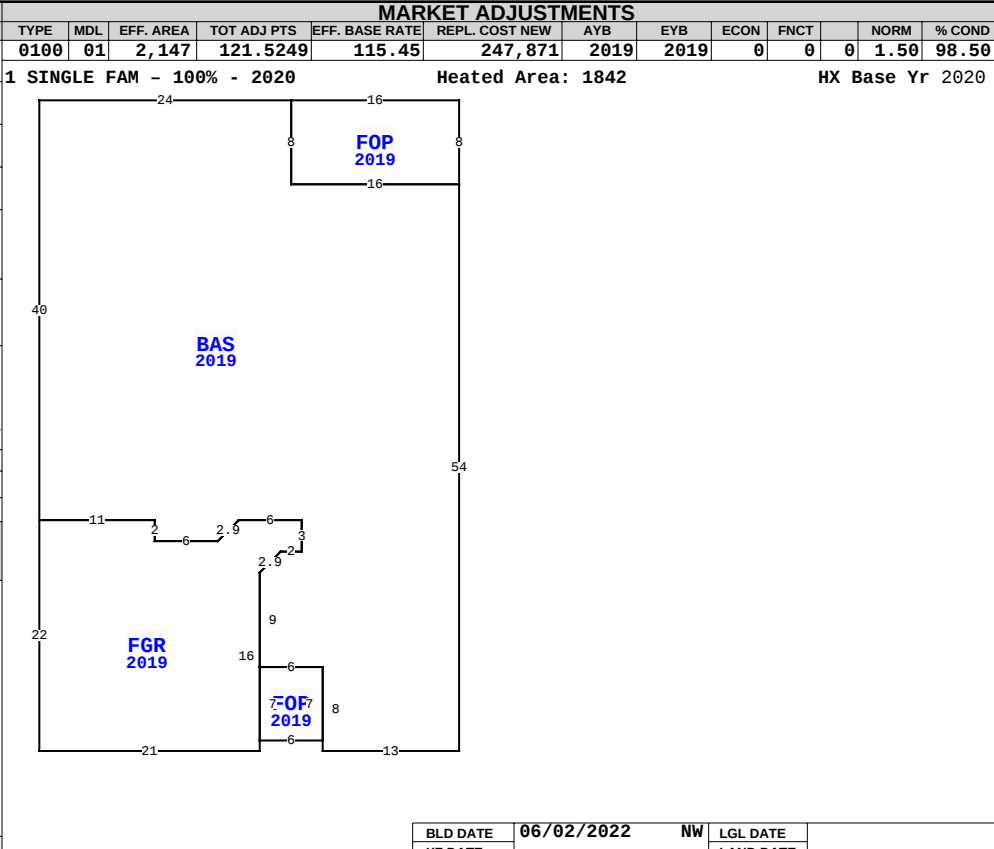
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,842	100	1,842	209,469
FGR	462	55	254	28,884
FOP	42	30	13	1,478
FOP	128	30	38	4,321
TOTALS	2,474		2,147	244,153

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	% COND
1	0811	CONCRETE B	0	100	0	619.00	SF	5.20	5.20	100	2019	2019	3	98

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



77618 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
3,154														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	244,153		
TOTAL MARKET OB/XF VALUE	3,154		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	297,307		
SOH/AGL Deduction	78,945		
ASSESSED VALUE	218,362		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	168,362		
TOTAL JUST VALUE	297,307		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	308,506		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904171	NEW CONSTR	252,471	04/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0799	12/18/2019	SW	Q	I	01	246,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ROBINSON ONGELIA &

BUILDING DIMENSIONS														
FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 N1 FOP=[YR=2019] E6 N7 W6 S7\$ N16 U2 R2 E2N3 W6 D2 L2 W6 N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 D2 L2 S9 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.														