

LOT 72
LUMBER CREEK PUD-PHASE 3
OR 2226/853

GIBSON MARTY S
77614 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0072-0000



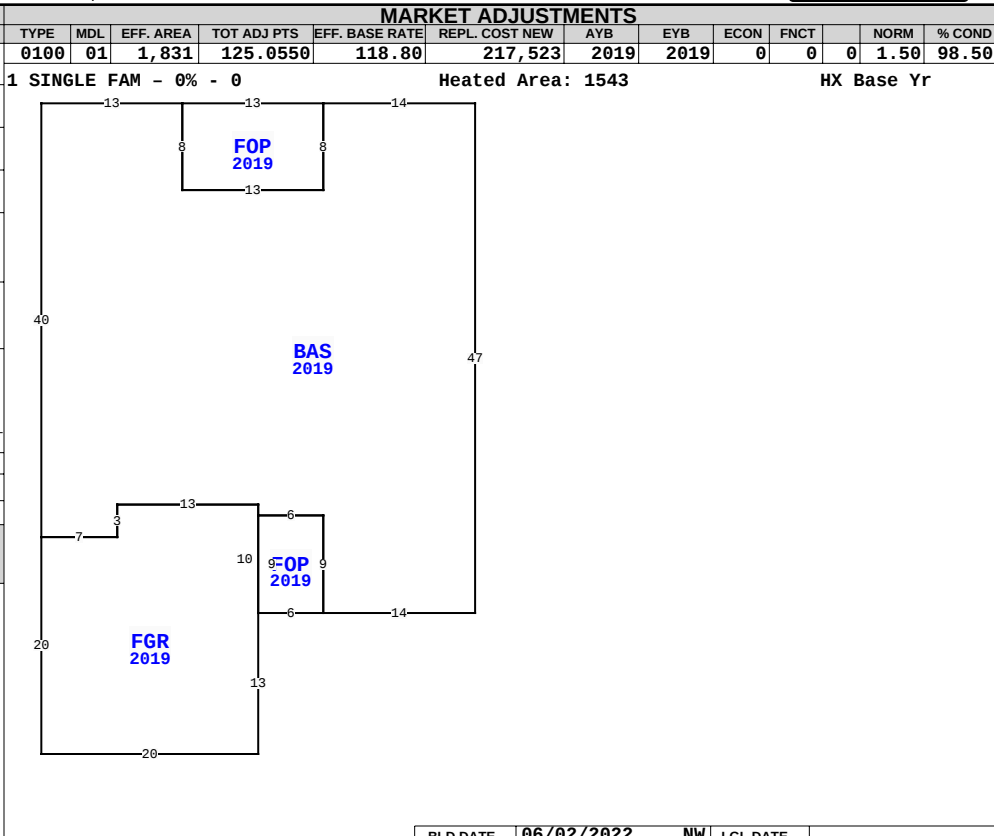
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	180,558
FGR	439	55	241	28,202
FOP	54	30	16	1,872
FOP	104	30	31	3,628

TOTALS	2,140		1,831	214,260
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20



77614 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2019	2019	3	98	3,241	

LAND DESCRIPTION										TOTAL OB/XF									
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				214,260	
TOTAL MARKET OB/XF VALUE				3,241	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				267,501	
SOH/AGL Deduction				7,674	
ASSESSED VALUE				259,827	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				259,827	
TOTAL JUST VALUE				267,501	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				277,341	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904173	NEW CONSTR	213,462	04/25/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2312/1724	10/11/2019	SW	Q	I	02
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: GIBSON MARTY S					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W14 FOP=[YR=2019] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2019] S20 E20 N13 FOP=[YR=2019] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.					