

LOT 74
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ST PIERRE LAURA NICOLE/LEE LI CHYN JOYCE
2154 1ST AVE APT A
FERNANDINA BEACH, FL 32034

2024

09-2N-27-1292-0074-0000

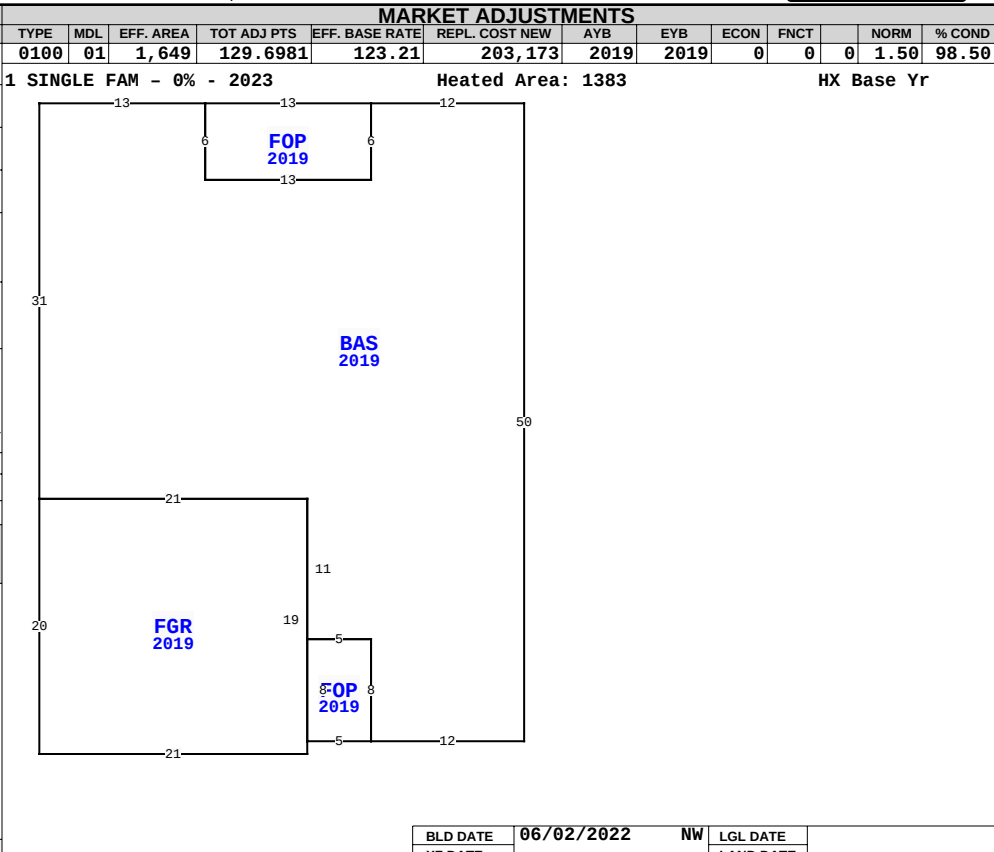


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	100	1,383	167,843
FGR	420	55	231	28,035
FOP	40	30	12	1,457
FOP	78	30	23	2,791
TOTALS	1,921		1,649	200,125

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	606.00	SF	5.20	5.20	



77602 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										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										200,125	
TOTAL MARKET OB/XF VALUE										3,088	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										253,213	
SOH/AGL Deduction										0	
ASSESSED VALUE										253,213	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										253,213	
TOTAL JUST VALUE										253,213	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										262,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903740	NEW CONSTR	194,370	05/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2534/1180	1/31/2022	WD	Q	I	02	308,000	
GRANTOR: WEBBER DANA							
GRANTEE: PIERRE LAURA NICOLE							
2330/1306	12/31/2019	SW	Q	I	01	217,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: WEBBER DANA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W12 FOP=[YR=2019] W13 S6 E13 N6 \$ S6 W13 N6 W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8 \$ N19 W21 \$ E21 S11 E5 S8 E12 N50 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	