

LOT 76
LUMBER CREEK PUD-PHASE 3
OR 2226/853

GRUVER KURTIS DALE & SAMANTHA
77538 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0076-0000



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		3 100
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	233,792
FGR	420	55	231	26,936
FOP	35	30	10	1,166
FOP	90	30	27	3,148
TOTALS	2,550		2,273	265,042

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	630.00	SF	5.20		

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,273	124.6119	118.38	269,078	2019	2019	0	0	0	1.50	98.50	
1 SINGLE FAM - 0% - 2024 Heated Area: 2005 HX Base Yr													

77538 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 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,042	
TOTAL MARKET OB/XF VALUE		3,210	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		318,252	
SOH/AGL Deduction		0	
ASSESSED VALUE		318,252	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		318,252	
TOTAL JUST VALUE		318,252	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,250	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903738	NEW CONSTR	265,861	05/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1268	6/16/2023	WD	Q	I	01	370,000
GRANTOR: MATHIS CHASE R & JENN						
GRANTEE: GRUVER KURTIS DALE						
2372/0580	6/12/2020	SW	Q	I	01	258,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MATHIS CHASE R & JE						

BUILDING NOTES											
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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\$.											