

LOT 138
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ROBERTS MARCIE A
2676 1ST AVE UNIT B
FERNANDINA BEACH, FL 32034

2024

09-2N-27-1292-0138-0000



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	13	LVT/LAMNT 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	1,686	100	1,686	180,133
FGR	494	55	272	29,060
FOP	49	30	15	1,603
FOP	170	30	51	5,449
TOTALS	2,399		2,024	216,246

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	652.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,024	113.6016	107.92	218,430	2020	2020	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1686 HX Base Yr												
77022 CROSSCUT WAY, YULEE												

TOTAL OB/XF												
3,356												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			216,246
TOTAL MARKET OB/XF VALUE			3,356
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			269,602
SOH/AGL Deduction			0
ASSESSED VALUE			269,602
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			269,602
TOTAL JUST VALUE			269,602
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012794	CO ISSUED	0	12/21/2020
20008079	NEW CONSTR	236,279	09/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2427/0317	1/07/2021	SW	Q	I	01	252,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: ROBERTS MARCIE A AK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W23 FOP=[YR=2020] N10 W17 S10 E17\$ W17 S49 E11 FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19\$ N7 W7\$ E7 N12 E17 N2 E5 N35\$.									