

LOT 144
LUMBER CREEK PUD-PHASE 3
OR 2226/853

BROWN KATHLEEN
77448 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0144-0000



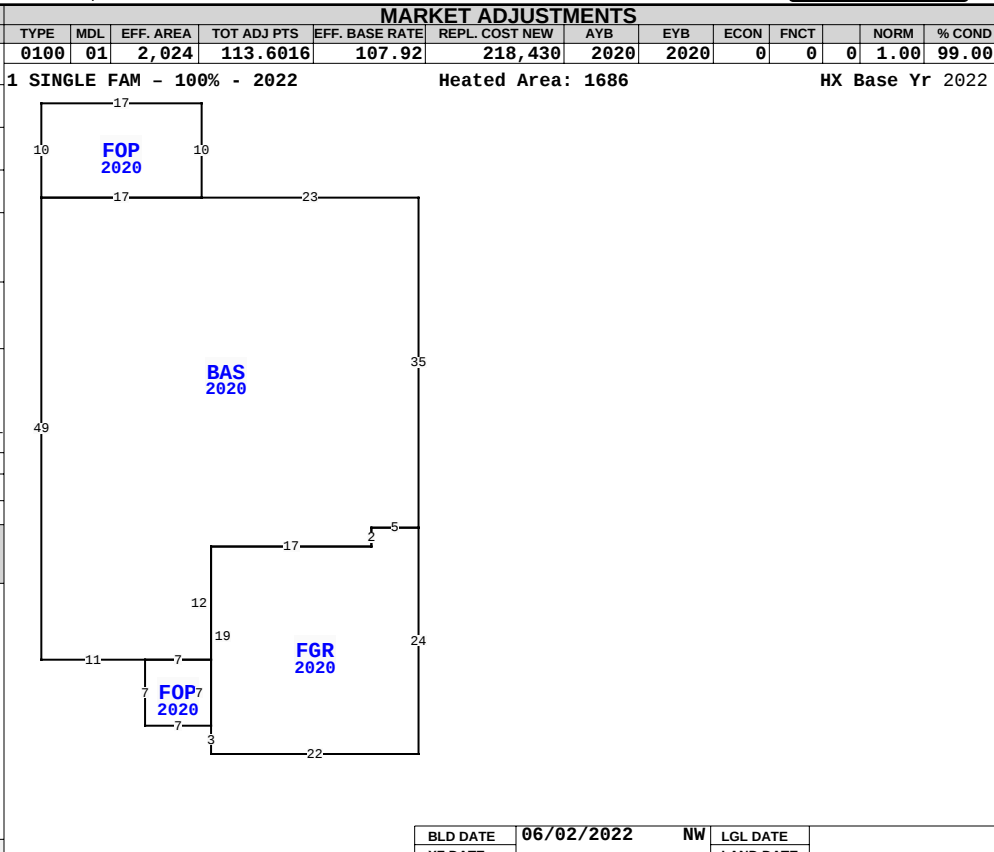
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0811	CONCRETE B	0 100	0	0	665.00	SF	5.20	5.20	100	2020	2020	3	99

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



77448 LUMBER CREEK BLVD, YULEE										BLD DATE	06/02/2022	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					216,246									
TOTAL MARKET OB/XF VALUE					3,423									
TOTAL LAND VALUE - MARKET					50,000									
TOTAL MARKET VALUE					269,669									
SOH/AGL Deduction					14,485									
ASSESSED VALUE					255,184									
TOTAL EXEMPTION VALUE					50,000									
BASE TAXABLE VALUE					205,184									
TOTAL JUST VALUE					269,669									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					279,562									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011915	CO ISSUED	0	12/02/2020
20005860	NEW CONSTR	236,279	08/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2443/0130	3/02/2021	SW	Q	I	01	253,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: BROWN KATHLEEN						

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\$.														