

LOT 146
LUMBER CREEK PUD-PHASE 3
OR 2226/853

VIDAL MARCO/MURILLO KEYLA
8451 GATE PKWY #1339
JACKSONVILLE, FL 32216

2024

09-2N-27-1292-0146-0000



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/LAMMT 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

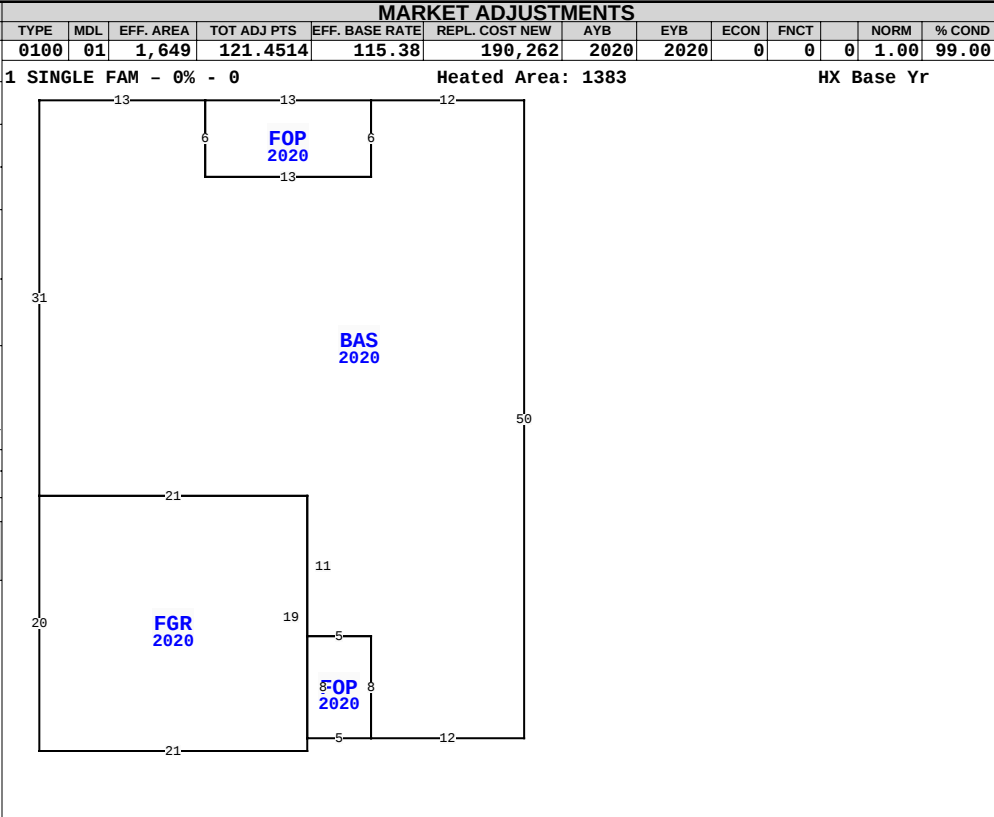
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

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	157,975
FGR	420	55	231	26,386
FOP	40	30	12	1,371
FOP	78	30	23	2,627

TOTALS	1,921		1,649	188,359
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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	624.00	SF	5.20



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	624.00	SF	5.20	5.20	100	2020	2020	3	99	3,212	

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	DPHT 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									
VALUATION SUMMARY										4									
VALUATION BY										STANDARD									
Tax Group: 4										Tax Dist:									
BUILDING MARKET VALUE										188,359									
TOTAL MARKET OB/XF VALUE										3,212									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										241,571									
SOH/AGL Deduction										7,367									
ASSESSED VALUE										234,204									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										234,204									
TOTAL JUST VALUE										241,571									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										250,184									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011954	CO ISSUED	0	12/03/2020
20005878	NEW CONSTR	194,166	08/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2416/1345	12/08/2020	SW	Q	I	01	229,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: VIDAL MARCO & KEYLA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W12 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2020] S20 E21 N1 FOP=[YR=2020] E5 N8 W5 S8 \$ N19 W21\$ E21 S11 E5 S8 E12 N50\$.									