

LOT 152
LUMBER CREEK PUD-PHASE 3
OR 2226/853

WILLIAMS JOHNNIE
77414 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0152-0000



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		4 100
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	1,842	100	1,842	196,801
FGR	462	55	254	27,138
FOP	42	30	13	1,389
FOP	128	30	38	4,060
TOTALS	2,474		2,147	229,387

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	661.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		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
0100	01	2,147	113.6016	107.92	231,704	2020	2020	0	0
1 SINGLE FAM - 100% - 2021									
Heated Area: 1842									
HX Base Yr 2021									

BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
77414 LUMBER CREEK BLVD, YULEE				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,387	
TOTAL MARKET OB/XF VALUE		3,403	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		282,790	
SOH/AGL Deduction		84,408	
ASSESSED VALUE		198,382	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,382	
TOTAL JUST VALUE		282,790	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,285	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012436	CO ISSUED	0	12/14/2020
20008075	NEW CONSTR	252,235	09/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2420/1757	12/17/2020	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: WILLIAMS JOHNNIE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2020] W16 BAS=[YR=2020] W24 S40 FGR=[YR=2020] S22 E21					
N1 FOP=[YR=2020] E6 N7 W6 S7\$ N16 U2 R2 E2 N3 W6 L2 D2 W6					
N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 L2 D2 S9 E6 S8 E13 N54					
W16 N8\$ S8 E16 N8\$.					

TOTAL OB/XF									
3,403									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00