LOT 154
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HOLTON KATELYN & CHRISTOPHER
77404 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0154-0000

BUILDING CHARACTERISTICS

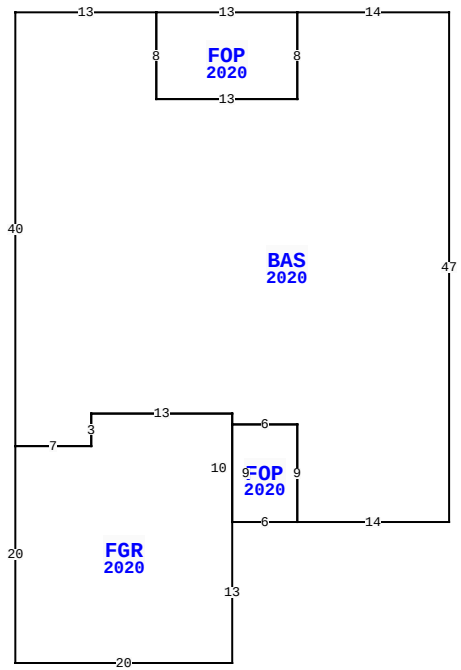
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,543	100	1,543	169,743
FGR	439	55	241	26,512
FOP	54	30	16	1,760
FOP	104	30	31	3,411
TOTALS	2,140		1,831	201,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	116.9700	111.12	203,461	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1543 HX Base Yr 2021



77404 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		201,426
TOTAL MARKET OB/XF VALUE		9,794
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		261,220
SOH/AGL Deduction		87,126
ASSESSED VALUE		174,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		124,094
TOTAL JUST VALUE		261,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012415	CO ISSUED	0	12/11/2020
20008081	NEW CONSTR	213,237	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2421/0253	12/21/2020	SW	Q	I	01	243,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HOLTON KATELYN & CH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W13 S8 E13 N8$ S8 W13 N8 W13 S40 FGR=[YR=2020] S20 E20 N13 FOP=[YR=2020] E6 N9 W6 S9$ N10 W13 S3 W7$ E7 N3 E13 S1 E6 S9 E14 N47$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	695.00	SF	6.50	6.50	100	2020	2020	3	99	4,472	
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2022	2022	3	99	5,322	

LAND DESCRIPTION

TOTAL OB/XF 9,794

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS