

LOT 156
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MORALES DINAH
77346 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0156-0000



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

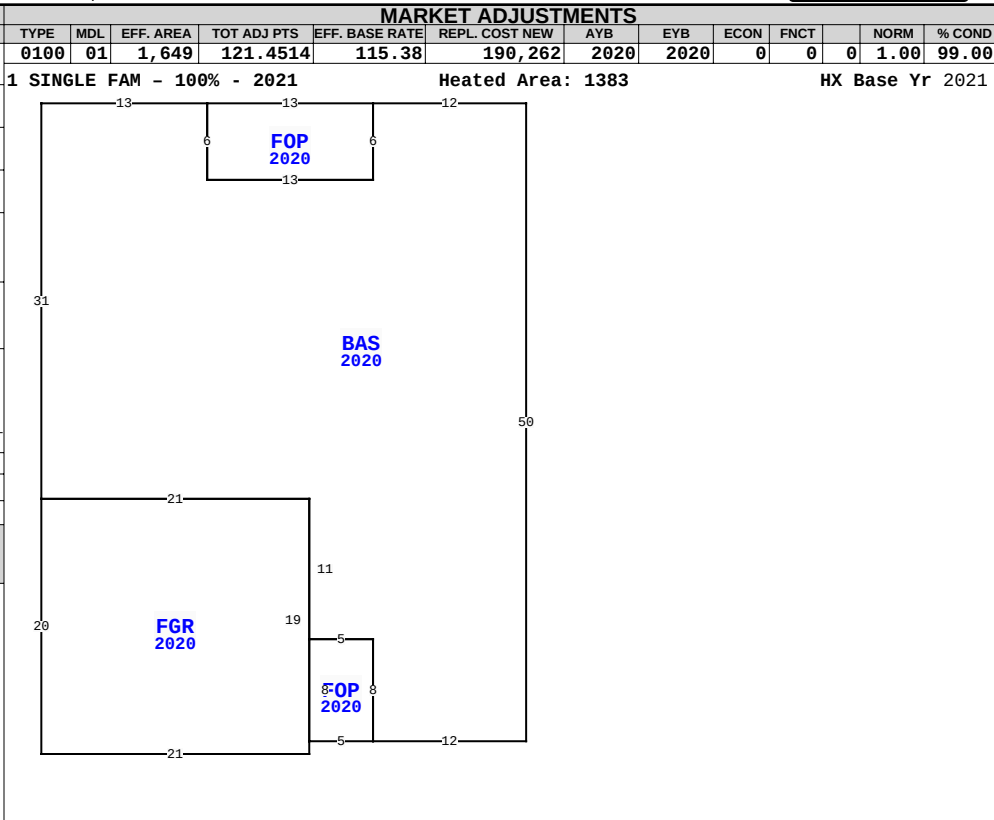
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

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	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	656.00	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



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	0 100	0	0	656.00	SF	5.20	5.20	100	2020	2020	3	99	3,377	

TOTAL OB/XF										3,377						
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										188,359				
TOTAL MARKET OB/XF VALUE										3,377				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										241,736				
SOH/AGL Deduction										49,371				
ASSESSED VALUE										192,365				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										142,365				
TOTAL JUST VALUE										241,736				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										250,349				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012657	CO ISSUED	0	12/17/2020
20008053	NEW CONSTR	194,166	09/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2423/1962	12/31/2020	SW	Q	I	01	233,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MORALES DINAH						

BUILDING NOTES									

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\$.									