

LOT 157
LUMBER CREEK PUD-PHASE 3
OR 2226/853

JONES ZEVAUGHN & CHANAIYA
77342 LUMBER CREEK BLVD
YULEE, FL 32097

2024

09-2N-27-1292-0157-0000



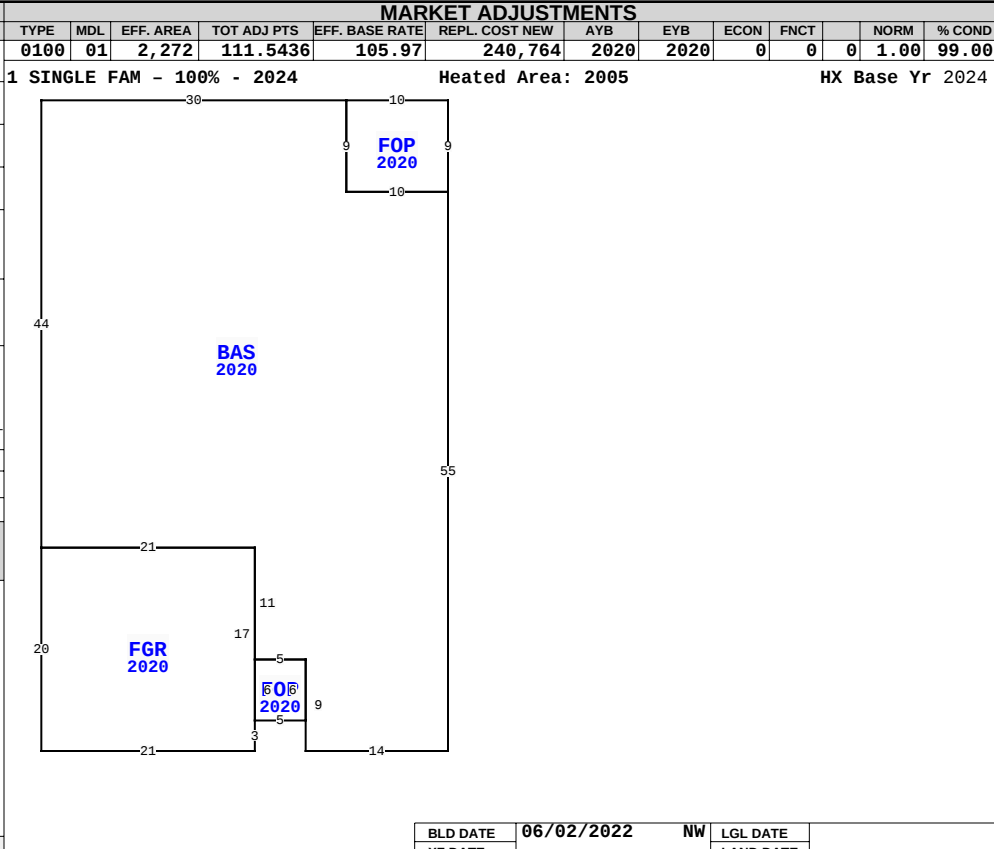
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,005	100	2,005	210,345
FGR	420	55	231	24,234
FOP	30	30	9	944
FOP	90	30	27	2,832
TOTALS	2,545		2,272	238,356

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



77342 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,367											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,356	
TOTAL MARKET OB/XF VALUE		3,367	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		291,723	
SOH/AGL Deduction		0	
ASSESSED VALUE		291,723	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		241,723	
TOTAL JUST VALUE		291,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		302,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012802	CO ISSUED	0	12/21/2020
20008076	NEW CONSTR	265,655	09/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2425/0090	12/30/2020	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: JONES ZEVAUGHN & CH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2020] W10 BAS=[YR=2020] W30 S44 FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N6 W5 S6\$ N17 W21\$ E21 S11 E5 S9 E14 N55 W10 N9\$ S9 E10 N9\$.											