LOT 158
LUMBER CREEK PUD-PHASE 3
OR 2226/853

RENTROPE PATRICIA
77338 LUMBER CREEK
YULEE, FL 32034

2024

09-2N-27-1292-0158-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

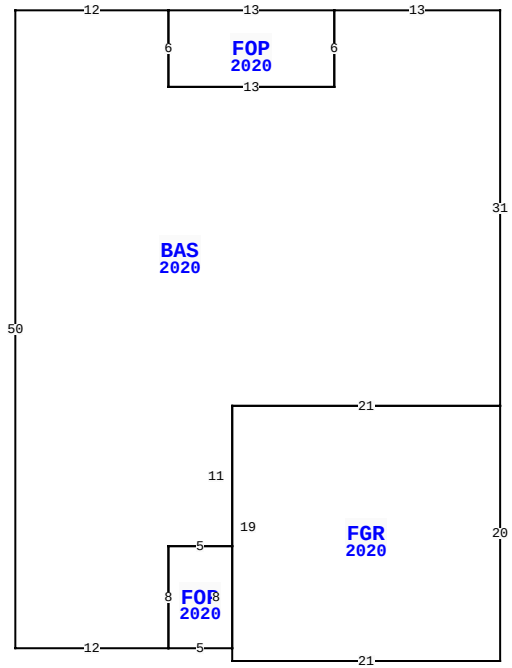
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,383	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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	121.4514	115.38	190,262	2020	2020	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1383 HX Base Yr 2023



77338 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		188,359
TOTAL MARKET OB/XF VALUE		3,238
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		241,597
SOH/AGL Deduction		0
ASSESSED VALUE		241,597
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,597
TOTAL JUST VALUE		241,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012656	CO ISSUED	0	12/17/2020
20008085	NEW CONSTR	194,166	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2421/0422	12/23/2020	SW	Q	I	01	230,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: RENTROPE PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2020] E5 FGR=[YR=2020] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

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	0811	CONCRETE B	0	100	0	0	629.00	SF	5.20	5.20	100	2020	2020	3	99	3,238	

LAND DESCRIPTION

TOTAL OB/XF 3,238

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 12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS