BLOCK B LOT 3
IN OR 2116/477
LUMBER CREEK PHASE ONE REPLAT

SPENCER-GRAY KIMEKO
78619 ROCK COURT
YULEE, FL 32097

2025

09-2N-27-1290-000B-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

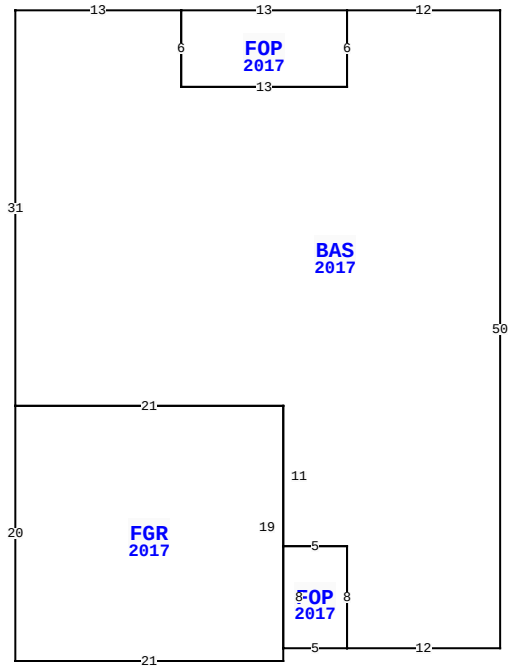
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2017	1,383	175,340
FGR	420	55	2017	231	29,287
FOP	40	30	2017	12	1,522
FOP	78	30	2017	23	2,916
TOTALS	1,921			1,649	209,063

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	131.3760	131.38	216,646	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1383 HX Base Yr 2019



78619 ROCK CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		209,063
TOTAL MARKET OB/XF VALUE		3,225
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		262,288
SOH/AGL Deduction		83,196
ASSESSED VALUE		179,092
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,370
TOTAL JUST VALUE		262,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002463	CO ISSUED	0	03/24/2017
1700464	NEW CONSTR	178,708	01/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2116/0477	4/21/2017	SW	Q	I	01	182,000
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SPENCER-GRAY KIMEKO						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FOP=[YR=2017] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2017] S20 E21 N1 FOP=[YR=2017] E5 N8 W5 S8$ N19 W21$ E21 S11 E5 S8 E12 N50$.

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	646.00	SF	5.20	5.20	100	2017	2017	3	96	3,225	

LAND DESCRIPTION

TOTAL OB/XF 3,225

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS