LOT 28
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

WAEGHE TIMOTHY J
77861 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

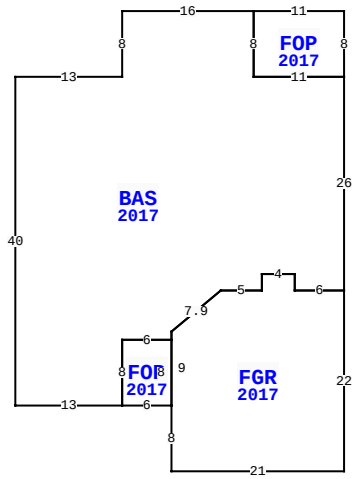
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

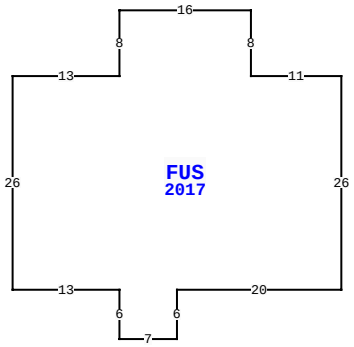
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,393	100	2017	1,393	159,213
FGR	455	55	2017	250	28,574
FOP	48	30	2017	14	1,601
FOP	88	30	2017	26	2,972
FUS	1,210	100	2017	1,210	138,297
TOTALS	3,194			2,893	330,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,893	117.8290	117.83	340,882	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2603 HX Base Yr 2018





77861 LUMBER CREEK BLVD, 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		330,656
TOTAL MARKET OB/XF VALUE		2,681
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		383,337
SOH/AGL Deduction		129,018
ASSESSED VALUE		254,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		203,597
TOTAL JUST VALUE		383,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005685	CO ISSUED	0	06/27/2017
17001681	NEW CONSTR	301,450	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/0520	1/11/2022	QC	U	I	11	100
GRANTOR: MORALES DINAH						
GRANTEE: WAEGHE TIMOTHY						
2132/0954	6/29/2017	SW	Q	I	01	253,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WAEGHE TIMOTHY J &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W11 BAS=[YR=2017] W16 S8 W13 S40 E13
FOP=[YR=2017] E6 FGR=[YR=2017] S8 E21 N22 W6 N2 W4 S2 W5
L6 D5 S9$ N8 W6 S8$ N8 E6 N1 U5 R6 E5 N2 E4 S2 E6 N26 W11
N8$ S8 E11 N8$ PTR=[YR=2017] E30 FUS=[YR=2017] E13 N8 E16 S8
E11 S26 W20 S6 W7 N6 W13 N26$ W30$.

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	537.00	SF	5.20	5.20	100	2017	2017	3	96	2,681	

LAND DESCRIPTION

TOTAL OB/XF 2,681

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