LOT 100
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

RICCI RUBEN & LISA G
77101 LUMBER CREEK DR
YULEE, FL 32097

2025

09-2N-27-1290-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

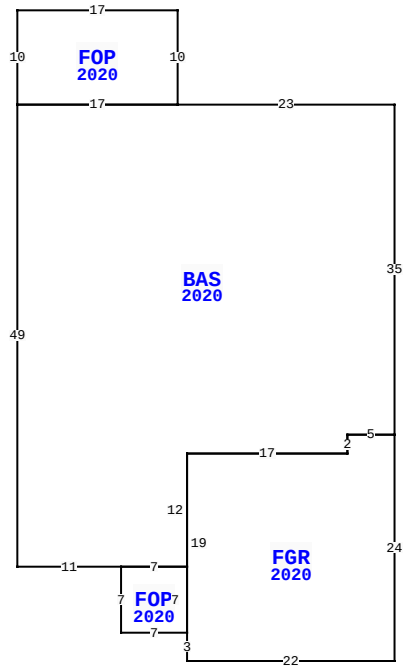
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,686	100	2020	1,686	207,674
FGR	494	55	2020	272	33,504
FOP	49	30	2020	15	1,847
FOP	170	30	2020	51	6,282
TOTALS	2,399			2,024	249,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	124.4208	124.42	251,826	2021	2021	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1686 HX Base Yr 2022



77101 LUMBER CREEK DR, 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		249,308
TOTAL MARKET OB/XF VALUE		3,748
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		303,056
SOH/AGL Deduction		40,301
ASSESSED VALUE		262,755
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		207,033
TOTAL JUST VALUE		303,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000757	CO ISSUED	0	01/25/2021
20009331	NEW CONSTR	236,279	10/06/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/0595	1/29/2021	SW	Q	I	01	254,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: RICCI RUBEN & LISA						
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=2020] W23 FOP=[YR=2020] N10 W17 S10 E17$ W17 S49 E11 FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19$ N7 W7$ E7 N12 E17 N2 E5 N35$.

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	728.00	SF	5.20	5.20	100	2021	2021	3	99	3,748	

LAND DESCRIPTION

TOTAL OB/XF 3,748

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 02/17/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS