LOT 103
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

PARKER ARBIE JR
77326 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0103-0000

BUILDING CHARACTERISTICS

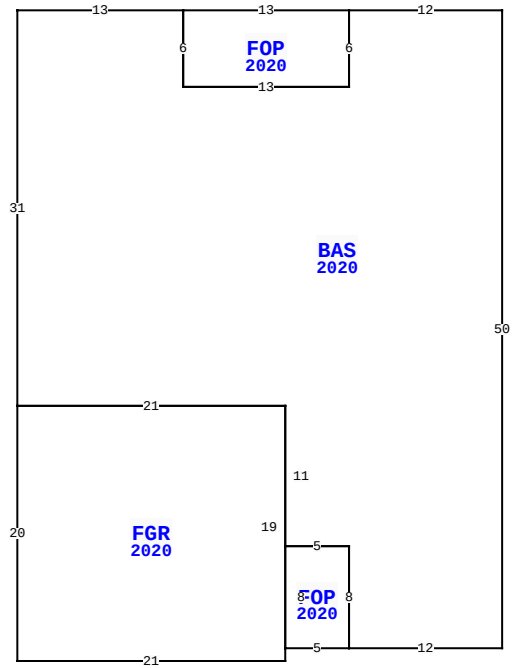
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,383	100	2020	1,383	181,207
FGR	420	55	2020	231	30,267
FOP	40	30	2020	12	1,572
FOP	78	30	2020	23	3,013
TOTALS	1,921			1,649	216,060

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	133.0182	133.02	219,350	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1383 HX Base Yr



77326 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,060
TOTAL MARKET OB/XF VALUE	3,883
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	269,943
SOH/AGL Deduction	0
ASSESSED VALUE	269,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,943
TOTAL JUST VALUE	269,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012939	CO ISSUED	0	12/28/2020
20008084	NEW CONSTR	194,166	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2426/1087	12/31/2020	SW	Q	I	01	235,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PARKER ARBIE JR						
2166/0868	12/18/2017	SW	Q	V	05	2,644,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2020] S20 E21 N1 FOP=[YR=2020] 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	0	0	0	762.00	SF	5.20	5.20	100	2020	2020	3	98	3,883	

LAND DESCRIPTION

TOTAL OB/XF 3,883

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	0		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 12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS