LOT 143
IN OR 2133/1053
LUMBER CREEK #1 PB 7/295 N/K/A

CLURKLEY MIA/ROBERTS JERMAINE
77150 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1290-0143-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

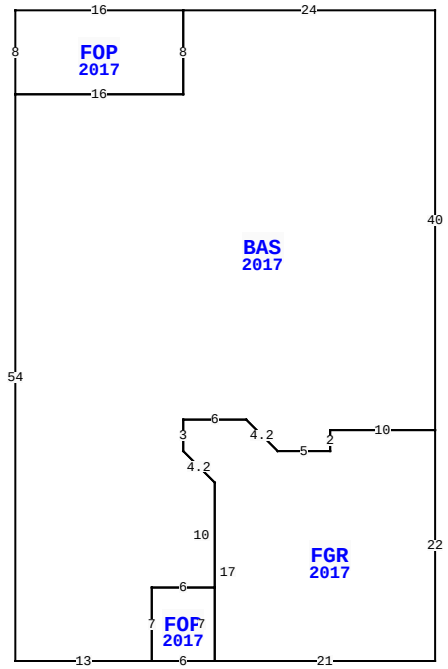
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	2017	1,843	219,602
FGR	467	55	2017	257	30,623
FOP	42	30	2017	13	1,549
FOP	128	30	2017	38	4,528
TOTALS	2,480			2,151	256,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	122.8430	122.84	264,229	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1843 HX Base Yr 2018



77854 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		256,302
TOTAL MARKET OB/XF VALUE		3,051
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		309,353
SOH/AGL Deduction		99,540
ASSESSED VALUE		209,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,091
TOTAL JUST VALUE		309,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005783	CO ISSUED	0	06/28/2017
17001692	NEW CONSTR	234,763	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/1053	6/30/2017	SW	Q	I	01	220,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: ROBERTS JERMAINE &						
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] W24 FOP=[YR=2017] W16 S8 E16 N8$ S8 W16 S54 E13 FOP=[YR=2017] E6 FGR=[YR=2017] E21 N22 W10 S2 W5 U3 L3 W6 S3 D3 R3 S17$ N7 W6 S7$ N7 E6 N10 U3 L3 N3 E6 D3 R3 E5 N2 E10 N40$.

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	0810	CONCRETE A	0	100	0	0	489.00	SF	6.50	6.50	100	2017	2017	3	96	3,051	

LAND DESCRIPTION

TOTAL OB/XF 3,051

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