LOT 4
IN OR 2213/1572
LUMBER CREEK PUD-PHASE 2

KUTOR DANIEL & APRIL W
77833 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0004-0000

BUILDING CHARACTERISTICS

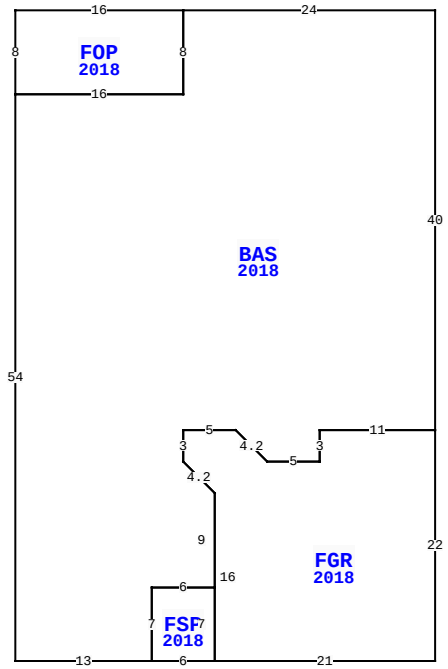
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2018	1,854	202,746
FGR	456	55	2018	251	27,448
FOP	128	30	2018	38	4,155
FSP	42	40	2018	17	1,859
TOTALS	2,480			2,160	236,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,160	112.1610	112.16	242,266	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1854 HX Base Yr 2019



77833 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		236,209
TOTAL MARKET OB/XF VALUE		5,260
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		291,469
SOH/AGL Deduction		72,423
ASSESSED VALUE		219,046
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,324
TOTAL JUST VALUE		291,469
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007283	CO ISSUED	0	07/18/2018
18003737	NEW CONSTR	239,461	04/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2213/1572	7/23/2018	SW	Q	I	01	234,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: KUTOR DANIEL & APRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S54 E13 FSP=[YR=2018] E6 FGR=[YR=2018] E21 N22 W11 S3 W5 U3 L3 W5 S3 D3 R3 S16$ N7 W6 S7$ N7 E6 N9 U3 L3 N3 E5 D3 R3 E5 N3 E11 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	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2018	2018	3	97	3,218	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2018	2018	3	92	1,766	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 5,260

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/18/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS