LOT 6
IN OR 2216/1616
LUMBER CREEK PUD-PHASE 2

SEDWICK THERESA M
77829 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0006-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

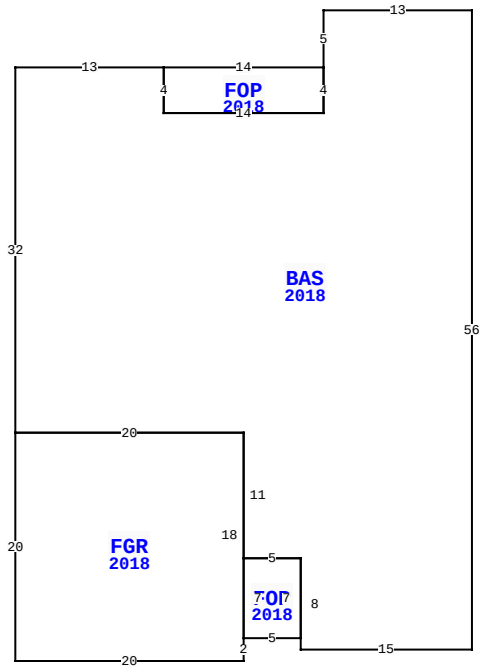
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	2018	1,629	178,141
FGR	400	55	2018	220	24,058
FOP	35	30	2018	10	1,094
FOP	56	30	2018	17	1,859
TOTALS	2,120			1,876	205,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	112.1610	112.16	210,412	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1629 HX Base Yr 2020



77829 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		205,152
TOTAL MARKET OB/XF VALUE		8,617
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		263,769
SOH/AGL Deduction		56,018
ASSESSED VALUE		207,751
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		152,029
TOTAL JUST VALUE		263,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007610	CO ISSUED	0	07/26/2018
18003736	NEW CONSTR	209,154	04/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/1616	7/30/2018	SW	Q	I	01	225,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SEDWICK THERESA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 S5 FOP=[YR=2018] W14 S4 E14 N4$ S4 W14 N4 W13 S32 FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E5 N7 W5 S7$ N18 W20$ E20 S11 E5 S8 E15 N56$.

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	603.00	SF	5.20	5.20	100	2018	2018	3	97	3,042	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2018	2018	3	92	5,299	
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 8,617

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