LOT 8
LUMBER CREEK PUD-PHASE 2
PBK 8/217

HUNN ERIC & SHEA
77823 LUMBER CREEK BLVD
YULEE, FL 32097

**2025**

**09-2N-27-1291-0008-0000**

## 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 | | 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 |

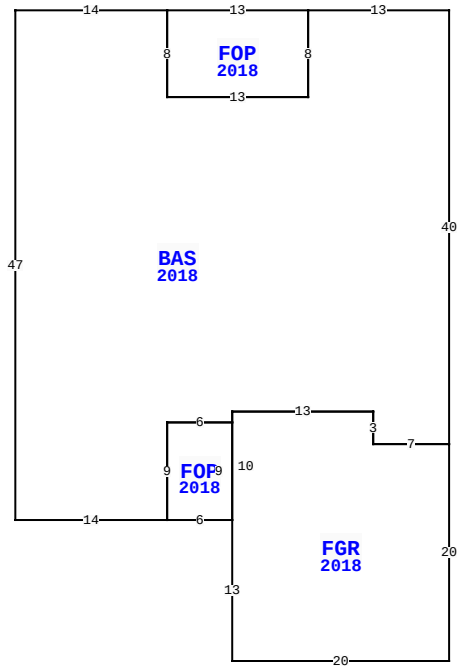
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,543 | 100 | 2018 | 1,543 | 173,762 |
| FGR | 439 | 55 | 2018 | 241 | 27,140 |
| FOP | 54 | 30 | 2018 | 16 | 1,802 |
| FOP | 104 | 30 | 2018 | 31 | 3,491 |
| TOTALS | 2,140 | | | 1,831 | 206,193 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,831 | 115.5000 | 115.50 | 211,480 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1543 HX Base Yr




77823 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 | 206,193 |
| TOTAL MARKET OB/XF VALUE | 3,238 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 259,431 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 259,431 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 259,431 |
| TOTAL JUST VALUE | 259,431 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,117 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18007621 | CO ISSUED | 0 | 07/26/2018 |
| 18003739 | NEW CONSTR | 202,328 | 04/12/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2258/1919 | 2/22/2019 | SW | Q | I | 01 | 219,000 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HUNN ERIC & SHEA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W13 S8 E13 N8$ S8 W13 N8 W14 S47 E14 FOP=[YR=2018] E6 FGR=[YR=2018] S13 E20 N20 W7 N3 W13 S10$ N9 W6 S9$ N9 E6 N1 E13 S3 E7 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 | 0 | 0 | 0 | 642.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,238 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,238

| 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 | | 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