LOT 15
LUMBER CREEK PUD-PHASE 2
PBK 8/217

**BAKER MARTYNA**
77799 LUMBER CREEK BLVD
YULEE, FL 32097

**2025**

**09-2N-27-1291-0015-0000**

## BUILDING CHARACTERISTICS

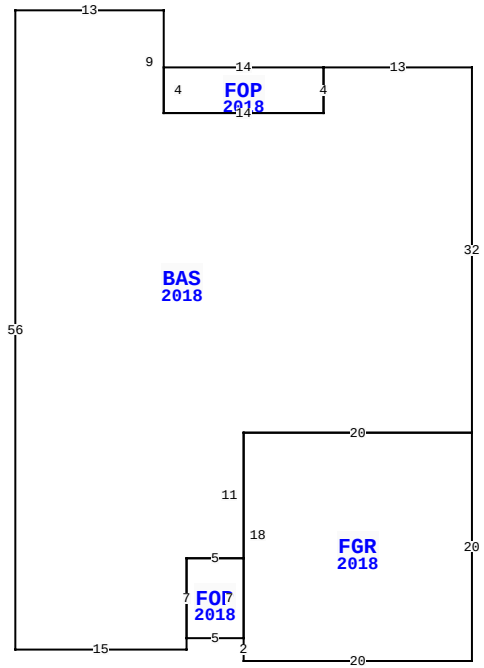
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 | 1,629 | 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% - 2025 Heated Area: 1629 HX Base Yr




77799 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 | | 205,152 |
| TOTAL MARKET OB/XF VALUE | | 3,117 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 258,269 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 258,269 |
| TOTAL EXEMPTION VALUE | 13 | 258,269 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 258,269 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,007 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18009636 | CO ISSUED | 0 | 09/21/2018 |
| 18005173 | NEW CONSTR | 213,727 | 05/22/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2278/0183 | 5/22/2019 | SW | Q | I | 01 | 230,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BAKER MARTYNA N

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W14 S4 E14 N4$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E20 N20 W20 S18$ N7 W5 S7$ N7 E5 N11 E20 N32$.

## 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 | 618.00 | SF | 5.20 | 5.20 | 100 | 2018 | 2018 | 3 | 97 | 3,117 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,117

| 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 05/14/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS