LOT 19
LUMBER CREEK PUD-PHASE 2
PBK 8/217

LOZADA LUIS ANGEL MOJICA
77783 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
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

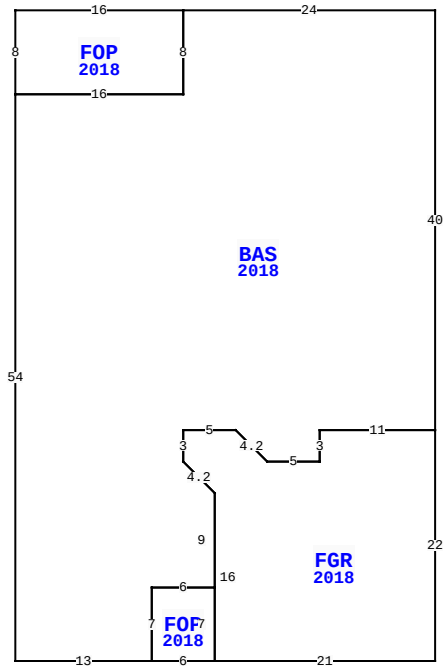
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

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	42	30	2018	13	1,422
FOP	128	30	2018	38	4,155
TOTALS	2,480			2,156	235,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	112.1610	112.16	241,817	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1854 HX Base Yr 2020



77783 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		235,772
TOTAL MARKET OB/XF VALUE		7,465
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,237
SOH/AGL Deduction		61,971
ASSESSED VALUE		231,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,544
TOTAL JUST VALUE		293,237
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012342	CO ISSUED	0	12/19/2018
18010298	NEW CONSTR	174,900	10/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/1742	10/03/2022	QC	U	I	11	100
GRANTOR: PETRI ROSE MILAGRO						
GRANTEE: LOZADA LUIS ANGEL M						
2247/1771	12/26/2018	SW	Q	I	01	251,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: LOZADA LUIS ANGEL M						

BUILDING NOTES

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	612.00	SF	5.20	5.20	100	2018	2018	3	97	3,087	
2	0471	VINYL FNC	0	100	0	0	144.00	LF	32.00	32.00	100	2020	2020	3	95	4,378	

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S54 E13 FOP=[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$.

LAND DESCRIPTION

TOTAL OB/XF 7,465

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 05/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS