LOT 26
IN OR 2198/177
LUMBER CREEK PUD-PHASE 2

GRAY FRANK C JR
77036 HARDWOOD CT
YULEE, FL 32097

2025

09-2N-27-1291-0026-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

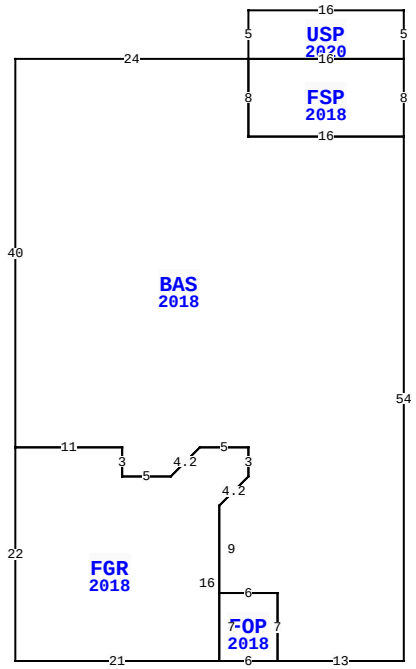
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

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
FSP	128	40	2018	51	5,577
USP	80	30	2020	24	2,625
TOTALS	2,560			2,193	239,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	112.1610	112.16	245,967	2018	2018	0	0	0	2.50	97.50

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



77036 HARDWOOD CT, 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		239,818
TOTAL MARKET OB/XF VALUE		3,188
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		293,006
SOH/AGL Deduction		2,644
ASSESSED VALUE		290,362
TOTAL EXEMPTION VALUE	13	290,362
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		293,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003674	ADDITION	2,000	06/12/2020
18004509	CO ISSUED	0	05/03/2018
B1709738	NEW CONSTR	239,461	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2358/1746	4/16/2020	QC	U	I	11	100

GRANTOR: GRAY FRANK C JR & JUA
GRANTEE: GRAY FRANK C JR

2198/0177	5/17/2018	SW	Q	I	01	240,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GRAY FRANK C JR

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E21 FOP=[YR=2018] E6 N7 W6 S7$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8$ S8 E16 N8$ USP=[YR=2020] N5 W16 S5 E16$.

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	632.00	SF	5.20	5.20	100	2018	2018	3	97	3,188	

LAND DESCRIPTION

TOTAL OB/XF 3,188

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 05/13/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS