LOT 32
IN OR 2195/1224
LUMBER CREEK PUD-PHASE 2

LUCYNSKI ANTHONY/ENGEBRETSEN AMANDA
77011 HARDWOOD COURT
YULEE, FL 32097

2025

09-2N-27-1291-0032-0000

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

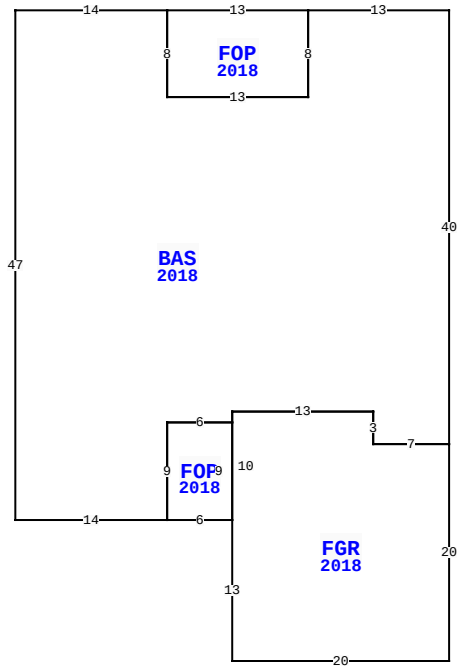
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

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



77011 HARDWOOD CT, 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	7,839
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	264,032
SOH/AGL Deduction	0
ASSESSED VALUE	264,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,032
TOTAL JUST VALUE	264,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	254,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004276	CO ISSUED	0	04/27/2018
18000114	NEW CONSTR	202,328	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2195/1224	5/03/2018	SW	Q	I	01	217,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: LUCYNSKI ANTHONY &

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	656.00	SF	5.20	5.20	100	2018	2018	3	97	3,309	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
3	0462	ST/AL FNC	0	0	0	0	440.00	SF	10.00	10.00	100	2020	2020	3	90	3,960	

LAND DESCRIPTION

TOTAL OB/XF 7,839

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 03/31/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS