LOT 33
IN OR 2221/1933
LUMBER CREEK PUD-PHASE 2

PENDLEY MALINDA P
77779 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0033-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

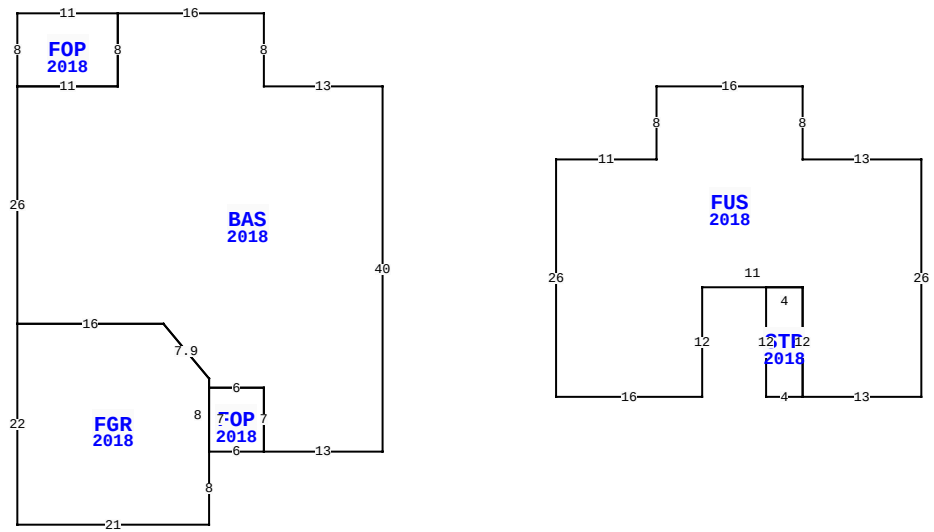
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	2018	1,407	150,722
FGR	447	55	2018	246	26,352
FOP	42	30	2018	13	1,392
FOP	88	30	2018	26	2,786
FUS	1,036	100	2018	1,036	110,979
STR	48	10	2018	5	535
TOTALS	3,068			2,733	292,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	109.8720	109.87	300,275	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2443 HX Base Yr 2019



77779 LUMBER CREEK BLVD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,768
TOTAL MARKET OB/XF VALUE		10,977
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		353,745
SOH/AGL Deduction		86,366
ASSESSED VALUE		267,379
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		211,657
TOTAL JUST VALUE		353,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005462	CO ISSUED	0	05/31/2018
18000113	NEW CONSTR	307,497	01/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/1933	8/31/2018	WD	Q	I	02	265,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WALKER MELVIN JR &

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	666.00	SF	5.20	5.20	100	2018	2018	3	97	3,359	
2	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2018	2018	3	92	7,066	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 N8 W16 FOP=[YR=2018] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2018] S22 E21 N8 FOP=[YR=2018] E6 N7 W6 S7$ N8 U6 L5 W16$ E16 R5 D6 S1 E6 S7 E13 N40$ PTR=[YR=2018] E30 FUS=[YR=2018] E16 S8 E13 S26 W13 STR=[YR=2018] W4 N12 E4 S12$ N12 W11 S12 W16 N26 E11 N8$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 10,977

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 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