LOT 47
IN OR 2187/560
LUMBER CREEK PUD-PHASE 2

BROWN WILLIAM G SR & DELORIS R
77026 BIRDSEYE COURT
YULEE, FL 32097

2025

09-2N-27-1291-0047-0000

BUILDING CHARACTERISTICS

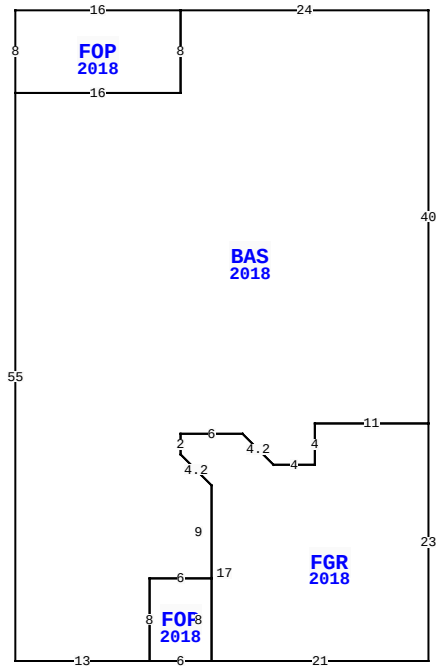
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,877	100	2018	1,877	205,261
FGR	467	55	2018	257	28,104
FOP	48	30	2018	14	1,531
FOP	128	30	2018	38	4,155
TOTALS	2,520			2,186	239,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	112.1610	112.16	245,182	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1877 HX Base Yr 2019



77026 BIRDSEYE 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		239,052
TOTAL MARKET OB/XF VALUE		3,334
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		292,386
SOH/AGL Deduction		73,609
ASSESSED VALUE		218,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,055
TOTAL JUST VALUE		292,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002330	CO ISSUED	0	03/06/2018
B1709747	NEW CONSTR	239,461	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0560	3/29/2018	SW	Q	I	01	234,000

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BROWN WILLIAM G SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S55 E13 FOP=[YR=2018] E6 FGR=[YR=2018] E21 N23 W11 S4 W4 U3 L3 W6 S2 D3 R3 S17$ N8 W6 S8$ N8 E6 N9 U3 L3 N2 E6 D3 R3 E4 N4 E11 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	100	0	0	661.00	SF	5.20	5.20	100	2018	2018	3	97	3,334	

LAND DESCRIPTION

TOTAL OB/XF 3,334

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 12/17/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS