LOT 52
LUMBER CREEK PUD-PHASE 2
PBK 8/217

DOORS HOLDINGS 2024 LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

09-2N-27-1291-0052-0000

BUILDING CHARACTERISTICS

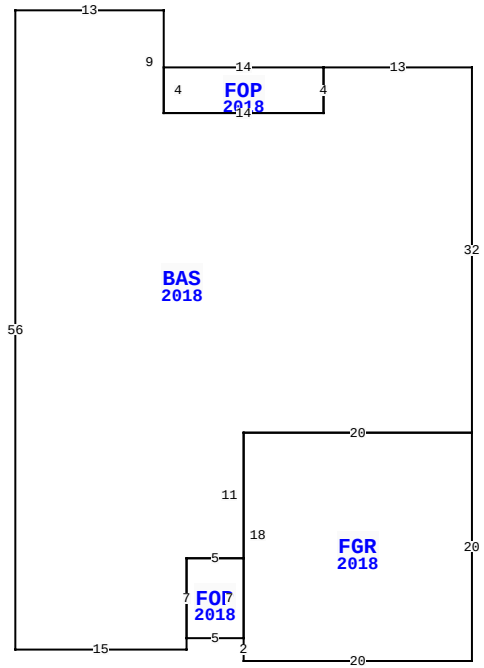
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,629	100	2018	1,629	178,141
FGR	400	55	2018	220	24,058
FOP	35	30	2018	10	1,094
FOP	56	30	2018	17	1,859
TOTALS	2,120			1,876	205,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	112.1610	112.16	210,412	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1629 HX Base Yr



77009 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	205,152
TOTAL MARKET OB/XF VALUE	3,127
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	258,279
SOH/AGL Deduction	0
ASSESSED VALUE	258,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	258,279
TOTAL JUST VALUE	258,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012390	CO ISSUED	0	12/20/2018
18010301	NEW CONSTR	164,900	10/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/980	2/25/2025	WD	Q	I	01	307,500
GRANTOR: EL-BAHMI AMINE						
GRANTEE: DOORS HOLDINGS 2024						
2250/1029	1/17/2019	SW	Q	I	01	229,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: EL-BAHMI AMINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W14 S4 E14 N4$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2018] E5 FGR=[YR=2018] S2 E20 N20 W20 S18$ N7 W5 S7$ N7 E5 N11 E20 N32$.

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	620.00	SF	5.20	5.20	100	2018	2018	3	97	3,127	

LAND DESCRIPTION

TOTAL OB/XF 3,127

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 01/31/2019 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS