LOT 69
LUMBER CREEK PUD-PHASE 2
PBK 8/217

WILSON KEVIN ANTHONY
77814 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

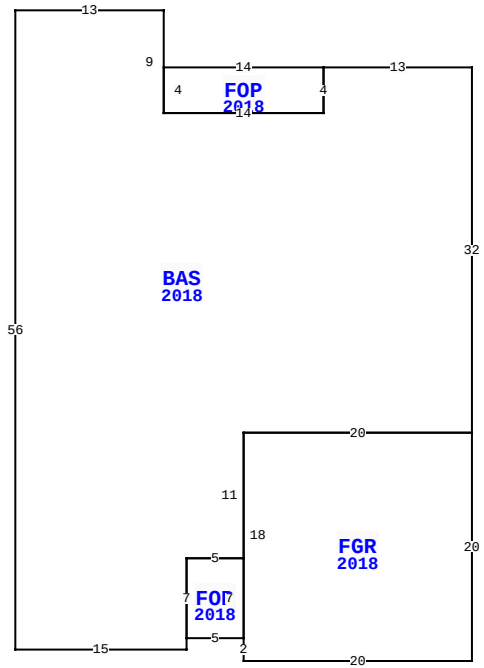
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,629	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 – 100% - 2024 Heated Area: 1629 HX Base Yr 2024



77814 LUMBER CREEK BLVD, 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		205,152
TOTAL MARKET OB/XF VALUE		3,147
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		258,299
SOH/AGL Deduction		2,040
ASSESSED VALUE		256,259
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,537
TOTAL JUST VALUE		258,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011056	CO ISSUED	0	11/05/2018
18005712	NEW CONSTR	213,727	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0551	1/07/2021	QC	U	I	11	100
GRANTOR: WILSON MARY A						
GRANTEE: WILSON KEVIN A						
2268/0613	4/09/2019	SW	Q	I	02	229,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WILSON MARY A						

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	100	0	0	624.00	SF	5.20	5.20	100	2018	2018	3	97	3,147	

LAND DESCRIPTION

TOTAL OB/XF 3,147

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 05/18/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS