LOT 70
LUMBER CREEK PUD-PHASE 2
PBK 8/217

MCINTYRE REGINALD/ROBERTS CIERRA
77818 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

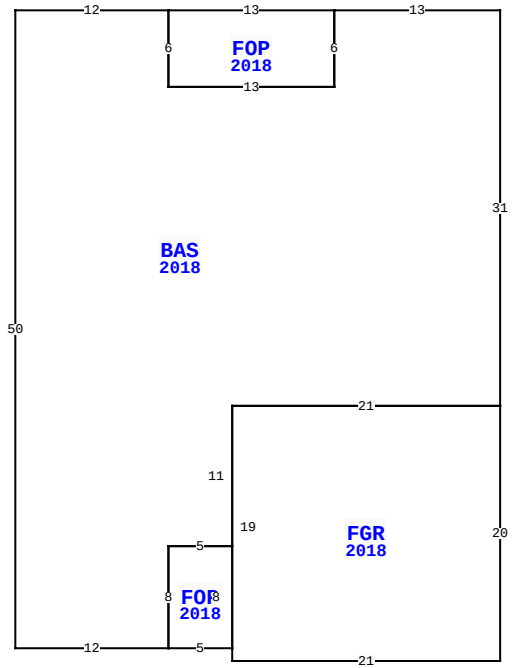
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,383	100	2018	1,383	161,744
FGR	420	55	2018	231	27,015
FOP	40	30	2018	12	1,403
FOP	78	30	2018	23	2,690
TOTALS	1,921			1,649	192,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	119.9520	119.95	197,798	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1383 HX Base Yr



77818 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	192,853
TOTAL MARKET OB/XF VALUE	3,163
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	246,016
SOH/AGL Deduction	0
ASSESSED VALUE	246,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,016
TOTAL JUST VALUE	246,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011482	CO ISSUED	0	11/16/2018
18005713	NEW CONSTR	188,320	06/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0456	2/28/2019	SW	Q	I	01	212,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: MCINTYRE REGINALD &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

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	627.00	SF	5.20	5.20	100	2018	2018	3	97	3,163	

LAND DESCRIPTION

TOTAL OB/XF 3,163

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 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