LOT 73
LUMBER CREEK PUD-PHASE 2
PBK 8/217

SCOTT WESLEY ALAN & CHRISTINE NICHOLE
77826 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1291-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		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

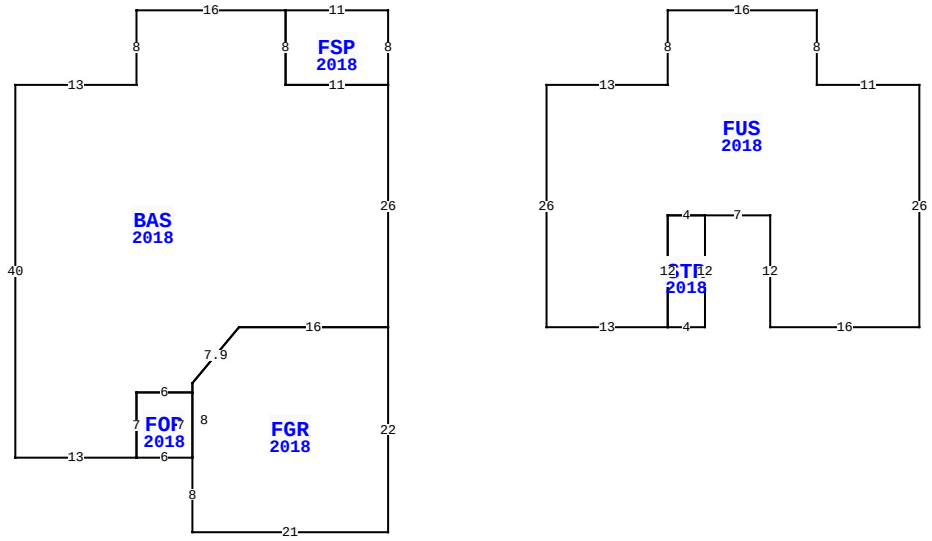
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	2018	1,407	149,949
FGR	447	55	2018	246	26,217
FOP	42	30	2018	13	1,385
FSP	88	40	2018	35	3,730
FUS	1,036	100	2018	1,036	110,410
STR	48	10	2018	5	533
TOTALS	3,068			2,742	292,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	109.8720	109.87	301,264	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2443 HX Base Yr 2024



77826 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		292,226
TOTAL MARKET OB/XF VALUE		7,910
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		350,136
SOH/AGL Deduction		3,297
ASSESSED VALUE		346,839
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		296,117
TOTAL JUST VALUE		350,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005707	CO ISSUED	0	06/05/2018
B1801282	NEW CONSTR	307,497	02/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2662/1340	8/22/2023	WD	Q	I	01	400,000
GRANTOR: PARDEN DENVER & TALIS						
GRANTEE: SCOTT WESLEY ALAN &						
2216/1710	7/31/2018	SW	Q	I	01	262,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PARDEN DENVER						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W11 BAS=[YR=2018] W16 S8 W13 S40 E13
FOP=[YR=2018] E6 FGR=[YR=2018] S8 E21 N22 W16 L5 D6 S8$
N7 W6 S7$ N7 E6 N1 U6 R5 E16 N26 W11 N8$ S8 E11 N8$
PTR=[YR=2018] E30 FUS=[YR=2018] E16 S8 E11 S26 W16 N12 W7
STR=[YR=2018] S12 W4 N12 E4$ W4 S12 W13 N26 E13 N8$ W30$.

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	673.00	SF	5.20	5.20	100	2018	2018	3	97	3,395	
2	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2018	2018	3	92	4,239	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 7,910

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 04/17/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS