LOT 3
LUMBER CREEK PUD-PHASE 3
OR 2226/853

POWELL HEATHER L
77735 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0003-0000

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	08	SHT VINYL 70
Interior Floo	14	CARPET 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

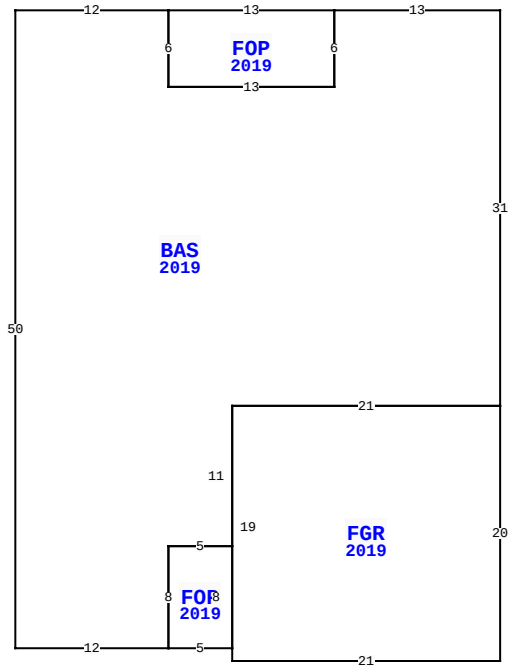
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2019	1,383	162,573
FGR	420	55	2019	231	27,154
FOP	40	30	2019	12	1,410
FOP	78	30	2019	23	2,704
TOTALS	1,921			1,649	193,842

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	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1383 HX Base Yr 2020



77735 LUMBER CREEK BLVD, 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		193,842
TOTAL MARKET OB/XF VALUE		3,915
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		247,757
SOH/AGL Deduction		67,152
ASSESSED VALUE		180,605
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,883
TOTAL JUST VALUE		247,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002819	CO ISSUED	0	03/22/2019
19000250	NEW CONSTR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/0362	4/04/2019	SW	Q	I	02	212,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: POWELL HEATHER L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2019] E5 FGR=[YR=2019] 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	0810	CONCRETE A	0	100	0	0	621.00	SF	6.50	6.50	100	2019	2019	3	97	3,915	

LAND DESCRIPTION

TOTAL OB/XF 3,915

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 04/09/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS