

LOT 5
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ZANIN WILLIAM T & PAMELA J
77727 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0005-0000



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	14	CARPET 70
Interior Floo	08	SHT VINYL 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	1,842	100	2019	1,842	200,607
FGR	462	55	2019	254	27,662
FOP	42	30	2019	13	1,416
FOP	128	30	2019	38	4,139
TOTALS	2,474			2,147	233,824

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	625.00	SF	6.50	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,147	111.1320	111.13	238,596	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1842 HX Base Yr												
77727 LUMBER CREEK BLVD, YULEE												

BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF												
3,941												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,824	
TOTAL MARKET OB/XF VALUE		3,941	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		287,765	
SOH/AGL Deduction		0	
ASSESSED VALUE		287,765	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		287,765	
TOTAL JUST VALUE		287,765	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		277,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003887	CO ISSUED	0	04/18/2019
19000252	NEW CONSTR	0	01/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/0946	3/04/2020	QC U	I	11		100
GRANTOR: ZANIN WILLIAM T & PAM						
GRANTEE: ZANIN WILLIAM T & P						
2274/1060	5/10/2019	SW Q	I	01		242,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: ZANIN WILLIAM T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 N1 FOP=[YR=2019] E6 N7 W6 S7\$ N16 U2 R2 E2N3 W6 D2 L2 W6 N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 D2 L2 S9 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.									