

LOT 6
LUMBER CREEK PUD-PHASE 3
OR 2226/853

MATHER SHIRLEY D
77723 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	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	1,629	100	2019	1,629	179,055
FGR	400	55	2019	220	24,182
FOP	35	30	2019	10	1,100
FOP	56	30	2019	17	1,869
TOTALS	2,120			1,876	206,204

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	0	0	615.00	SF	6.50	

1 SINGLE FAM - 100% - 2023

Heated Area: 1629

HX Base Yr 2023

77723 LUMBER CREEK BLVD, YULEE									
TOTAL OB/XF 3,878									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					206,204				
TOTAL MARKET OB/XF VALUE					3,878				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					260,082				
SOH/AGL Deduction					2,001				
ASSESSED VALUE					258,081				
TOTAL EXEMPTION VALUE					HX HB WX SX 105,722				
BASE TAXABLE VALUE					152,359				
TOTAL JUST VALUE					260,082				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					250,808				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003883	CO ISSUED	0	04/18/2019
19000253	NEW CONSTR	0	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2272/0401	4/26/2019	SW	Q	I	01	229,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: MATHER JAMES D JR &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2019] W13 FOP=[YR=2019] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2019] E5 FGR=[YR=2019] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.