LOT 10
LUMBER CREEK PUD-PHASE 3
OR 2226/853

RITZDORF ANTHONY & BROOKZANN
77703 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0010-0000

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 60
Interior Floo	14	CARPET 40
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

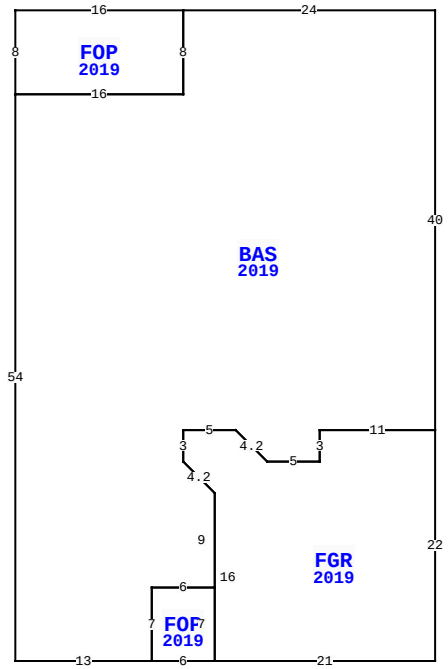
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2019	1,854	201,914
FGR	456	55	2019	251	27,336
FOP	42	30	2019	13	1,416
FOP	128	30	2019	38	4,139
TOTALS	2,480			2,156	234,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	111.1320	111.13	239,596	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1854 HX Base Yr 2020



77703 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		234,804
TOTAL MARKET OB/XF VALUE		3,581
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		288,385
SOH/AGL Deduction		78,625
ASSESSED VALUE		209,760
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,038
TOTAL JUST VALUE		288,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000257	NEW CONSTR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/0690	5/14/2019	WD	Q	I	01	239,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: RITZDORF ANTHONY &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8 $ S8 W16 S54 E13 FOP=[YR=2019] E6 FGR=[YR=2019] E21 N22 W11 S3 W5 U3 L3 W5 S3 D3 R3 S16 $ N7 W6 S7 $ N7 E6 N9 U3 L3 N3 E5 D3 R3 E5 N3 E11 N40 $.

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	568.00	SF	6.50	6.50	100	2019	2019	3	97	3,581	

LAND DESCRIPTION

TOTAL OB/XF 3,581

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 06/07/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS