

JEAN-BAPTISTE ANN LAURY/JEAN-BAPTISTE BERNY
77663 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0012-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100
Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100
Interior Floo14CARPET 70
Interior Floo08SHT VINYL 30
Air Condition Heating Type03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100 2 100 WOOD FRAME 100
Stories Units Occupancy1. 1. 100 0 100 NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4073.200

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
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND
0100011,649119.9520119.95197,79820192019002.0098.00
1 SINGLE FAM - 100% - 2021Heated Area: 1383HX Base Yr 2021

The diagram shows several rectangular plots. A large central plot is labeled "BAS 2019". To its left are two smaller vertical plots labeled "FGR 2019". Below those are three small horizontal plots labeled "FOP 2019". Dimensions like 13, 12, 31, 21, 20, 11, 5, 8, etc., are written along the boundaries.

NASSAU COUNTY PROPERTYVALUATION SUMMARY
STANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE193,842
TOTAL MARKET OB/XF VALUE3,405
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE247,247
SOH/AGL Deduction51,367
ASSESSED VALUE195,880
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE145,158
TOTAL JUST VALUE247,247
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE238,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000259	NEW CONSTR	0	02/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE	
2281/1768	6/10/2019	SW Q	I	I	01	212,900	

GRANTOR : LGI HOMES-FLORIDA LLC
GRANTEE : JEAN-BAPTISTE ANN L

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=2019] W12 FOP=[YR=2019] W13 S6 E13 N6 \$ S6 W13 N6 W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8\$ N19 W21\$ E21 S11 E5 S8 E12 N50 \$.															

LAND DESCRIPTIONTOTAL OB/XF3,405
LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDTDPHFAC % CONDDTOTADJ UNIT PRICEDJTADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRESDECL FRZ YR CONSRV
1000100C RES100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE04/08/2019BY RKTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS