LOT 15
LUMBER CREEK PUD-PHASE 3
OR 2226/853

PENNINSULA MICHAEL/
77651 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0015-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

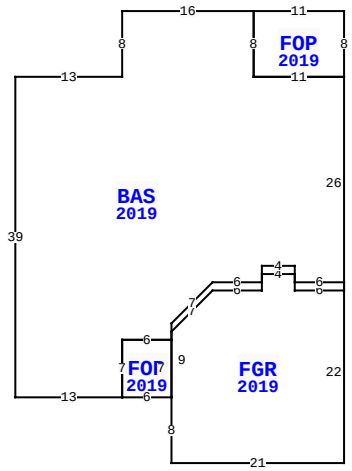
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

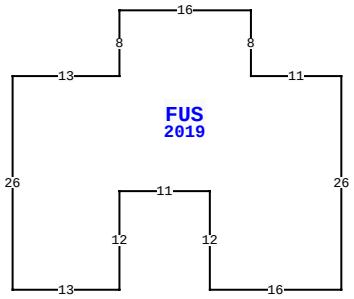
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100	2019	1,378	157,218
FGR	458	55	2019	252	28,751
FOP	42	30	2019	13	1,483
FOP	88	30	2019	26	2,966
FUS	1,036	100	2019	1,036	118,199
TOTALS	3,002			2,705	308,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,705	116.4240	116.42	314,916	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2414 HX Base Yr 2020





77651 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,618
TOTAL MARKET OB/XF VALUE		3,707
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		362,325
SOH/AGL Deduction		99,666
ASSESSED VALUE		262,659
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,937
TOTAL JUST VALUE		362,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002396	NEW CONSTR	321,322	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	8/02/2019	CN	Q	I	01	272,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: PENNINSULA MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] W16 S8 W13 S39 E13
FOP=[YR=2019] E6 FGR=[YR=2019] S8 E21 N22 W6 N2 W4 S2 W6
D5 L5 S9$ N7 W6 S7 $ N7 E6 N1 U5 R5 E6 N2 E4 S2 E6 N26 W11
N8 $ S8 E11 N8 $ PTR= E30 FUS=[YR=2019] E13 N8 E16 S8 E11
S26 W16 N12 W11 S12 W13 N26 $W30$.

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	588.00	SF	6.50	6.50	100	2019	2019	3	97	3,707	

LAND DESCRIPTION

TOTAL OB/XF 3,707

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 06/14/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS