LOT 16
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FLORES LENZY JR & JENNIFER
77647 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0016-0000

BUILDING CHARACTERISTICS

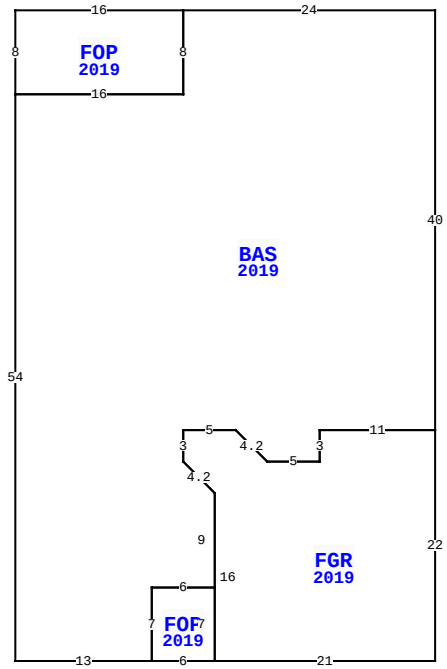
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	211,071
FGR	456	55	2019	251	28,576
FOP	42	30	2019	13	1,480
FOP	128	30	2019	38	4,326
TOTALS	2,480			2,156	245,454

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	116.1741	116.17	250,463	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1854 HX Base Yr



77647 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	245,454
TOTAL MARKET OB/XF VALUE	3,518
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	298,972
SOH/AGL Deduction	0
ASSESSED VALUE	298,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,972
TOTAL JUST VALUE	298,972
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002398	NEW CONSTR	248,809	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/0936	7/26/2019	SW	Q	I	01	242,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: FLORES LENZY JR & J

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	0	0	0	558.00	SF	6.50	6.50	100	2019	2019	3	97	3,518	

LAND DESCRIPTION

TOTAL OB/XF 3,518

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	0		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