

LOT 20
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HUDSON SFR PROP HOLDNGS II LLC
2711 N HASKELL STE 2100
DALLAS, TX 75204

2025

09-2N-27-1292-0020-0000



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	11	CLAY TILE 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	0	0 100
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	1,543	100	2019	1,543	187,037
FGR	439	55	2019	241	29,213
FOP	54	30	2019	16	1,939
FOP	104	30	2019	31	3,757
TOTALS	2,140			1,831	221,946

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	641.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	123.6900	123.69	226,476	2019	2019	0	0	0	2.00	98.00
1 SINGLE FAM - 0% - 0 Heated Area: 1543 HX Base Yr												
BLD DATE 06/02/2022 NW LGL DATE XF DATE INC DATE												

TOTAL OB/XF 3,233												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	0	641.00	SF	5.20	5.20	100	2019

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		221,946	
TOTAL MARKET OB/XF VALUE		3,233	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		275,179	
SOH/AGL Deduction		0	
ASSESSED VALUE		275,179	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		275,179	
TOTAL JUST VALUE		275,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903200	NEW CONSTR	213,462	04/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/0296	12/09/2021	WD	Q	I	01	320,000
GRANTOR: PLUMB ZACHARY D & KEL						
GRANTEE: HUDSON SFR PROPERTY						
2291/1856	7/15/2019	SW	Q	I	01	220,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: PLUMB ZACHARY D & K						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2019] W14 FOP=[YR=2019] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2019] S20 E20 N13 FOP=[YR=2019] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.												