LOT 21
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ACKLEY PHILIP
77627 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

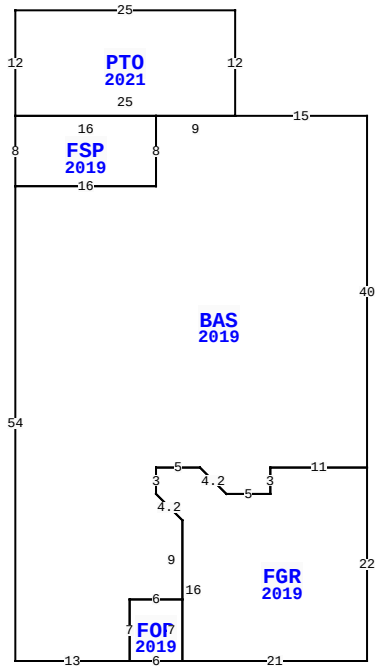
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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
FSP	128	40	2019	51	5,807
PTO	300	5	2021	15	1,708
TOTALS	2,780			2,184	248,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	116.1741	116.17	253,715	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1854 HX Base Yr 2021



77627 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		248,641
TOTAL MARKET OB/XF VALUE		15,161
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		313,802
SOH/AGL Deduction		63,561
ASSESSED VALUE		250,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,519
TOTAL JUST VALUE		313,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008428	ADDITION	6,500	06/28/2021
19002668	NEW CONSTR	252,471	03/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/0424	5/08/2020	SW	Q	I	01	251,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: ACKLEY PHILIP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 PTO=[YR=2021] N12 W25 S12 E25$ W9
FSP=[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	558.00	SF	6.50	6.50	100	2019	2019	3	97	3,518	
2	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	96	576	
3	0471	VINYL FNC	0	100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	96	5,161	
4	0911	SCRN RM A	0	100	12	25	300.00	SF	21.88	21.88	100	2021	2021	3	90	5,906	

LAND DESCRIPTION

TOTAL OB/XF 15,161

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 10/15/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS