LOT 24
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ALLEN DAVID & DAYANA
77615 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0024-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

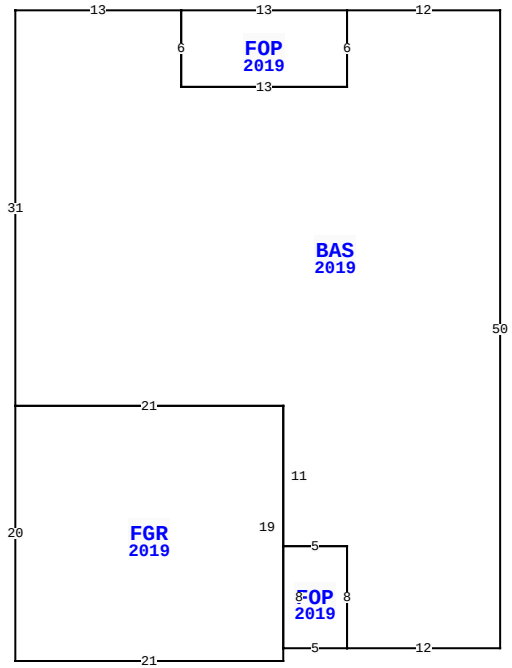
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2019	1,383	172,007
FGR	420	55	2019	231	28,730
FOP	40	30	2019	12	1,493
FOP	78	30	2019	23	2,861
TOTALS	1,921			1,649	205,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	126.9135	126.91	209,275	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1383 HX Base Yr 2020



77615 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		205,090
TOTAL MARKET OB/XF VALUE		3,644
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		258,734
SOH/AGL Deduction		70,212
ASSESSED VALUE		188,522
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,800
TOTAL JUST VALUE		258,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002664	NEW CONSTR	194,370	03/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1026	6/27/2019	SW	Q	I	02	213,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ALLEN DAVID & DAYAN

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 $.

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	578.00	SF	6.50	6.50	100	2019	2019	3	97	3,644	

LAND DESCRIPTION

TOTAL OB/XF 3,644

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