

LOT 25
LUMBER CREEK PUD-PHASE 3
OR 2226/853

VEGA JORGE & ADELINA
77611 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0025-0000



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 70
Interior Floo	14	CARPET 30
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

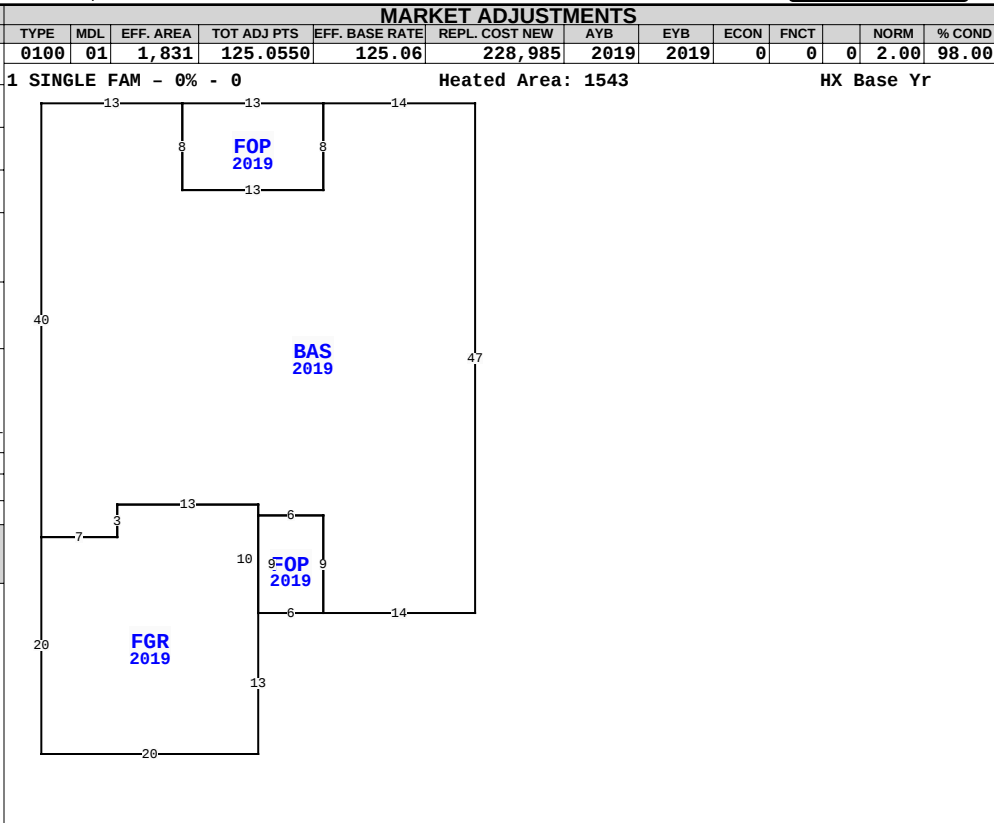
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2019	1,543	189,109
FGR	439	55	2019	241	29,536
FOP	54	30	2019	16	1,961
FOP	104	30	2019	31	3,799
TOTALS	2,140			1,831	224,405

EXTRA FEATURES

L N	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	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20	5.20	100	2019	2019	3	97	3,132	

LAND DESCRIPTION			TOTAL OB/XF 3,132														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



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

TOTAL OB/XF 3,132																
L N	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
1	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20	5.20	100	2019	2019	3	97	3,132

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		224,405			
TOTAL MARKET OB/XF VALUE		3,132			
TOTAL LAND VALUE - MARKET		50,000			
TOTAL MARKET VALUE		277,537			
SOH/AGL Deduction		0			
ASSESSED VALUE		277,537			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		277,537			
TOTAL JUST VALUE		277,537			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		267,425			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002666	NEW CONSTR	213,462	03/18/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/1407	6/28/2019	SW	Q	I	01	220,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: VEGA JORGE & ADELIN						

BUILDING NOTES

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 \$.