LOT 33
LUMBER CREEK PUD-PHASE 3
OR 2226/853

STEWART ANNA & REGINALD
77539 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

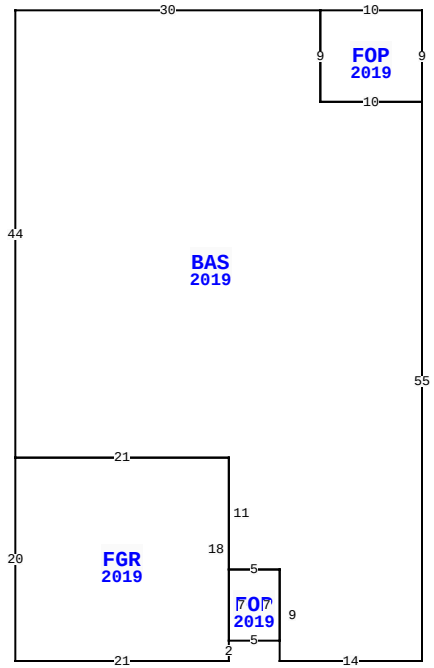
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	2,005	100	2019	2,005	244,846
FGR	420	55	2019	231	28,209
FOP	35	30	2019	10	1,221
FOP	90	30	2019	27	3,297
TOTALS	2,550			2,273	277,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	124.6119	124.61	283,239	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2005 HX Base Yr 2020



77539 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,574
TOTAL MARKET OB/XF VALUE		4,464
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		332,038
SOH/AGL Deduction		90,837
ASSESSED VALUE		241,201
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,479
TOTAL JUST VALUE		332,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003130	NEW CONSTR	265,861	03/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/1329	2/02/2022	QC	U	I	11	100
GRANTOR: SMITH ANNA AKA STEWAR						
GRANTEE: STEWART ANNA & REGI						
2303/0485	9/06/2019	SW	Q	I	01	253,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SMITH ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W10 BAS=[YR=2019] W30 S44 FGR=[YR=2019] S20 E21 N2 FOP=[YR=2019] E5 N7 W5 S7$N18 W21$ E21 S11 E5 S9 E14 N55 W10 N9$ S9 E10 N9$.

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	0811	CONCRETE B	0	100	0	0	885.00	SF	5.20	5.20	100	2019	2019	3	97	4,464	

LAND DESCRIPTION

TOTAL OB/XF 4,464

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 07/12/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS