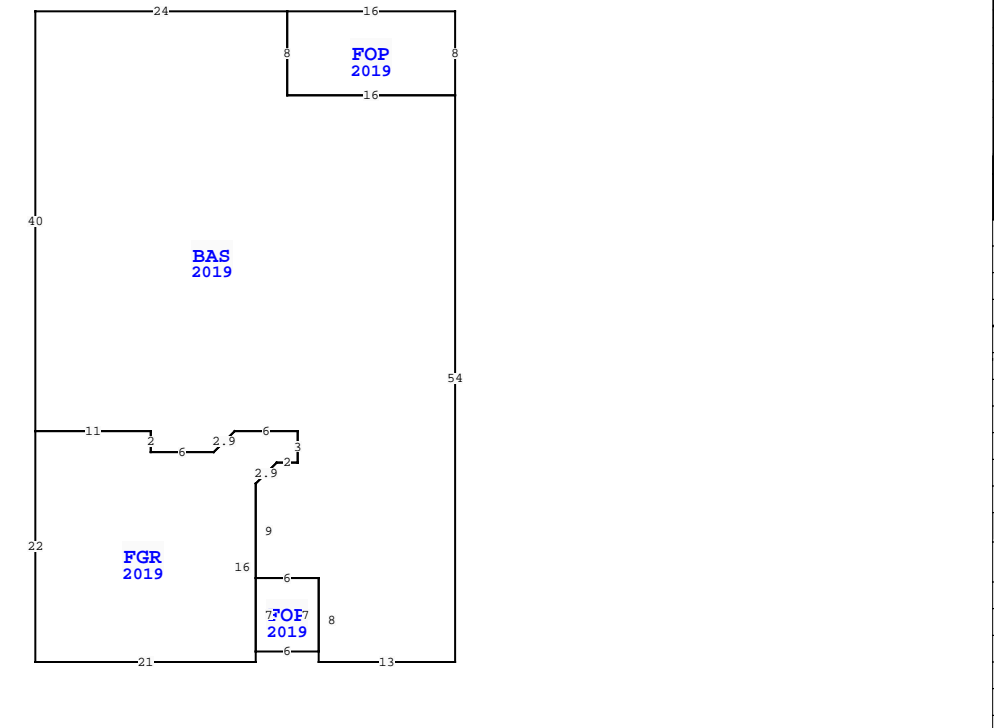


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,147	121.5249	121.52	260,903	2019	2019	0	0	0	2.00	98.00		



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	1,842	100	2019	1,842	219,363
FGR	462	55	2019	254	30,249
FOP	42	30	2019	13	1,548
FOP	128	30	2019	38	4,526
TOTALS	2,474			2,147	255,685

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	100	0	584.00	SF	5.20	5.20	100	2019	2019	3	97	2,946	

77511 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			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			255,685
TOTAL MARKET OB/XF VALUE			2,946
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			308,631
SOH/AGL Deduction			64,623
ASSESSED VALUE			244,008
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			193,286
TOTAL JUST VALUE			308,631
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003017	NEW CONSTR	252,471	03/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/0634	6/26/2020	SW Q	Q	I	01	251,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: FELICIANO LISA

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 N1 FOP=[YR=2019] E6 N7 W6 S7\$ N16 U2 R2 E2N3 W6 D2 L2 W6 N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 D2 L2 S9 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	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							