LOT 43
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SMITH LEONIDA
77499 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0043-0000

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		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

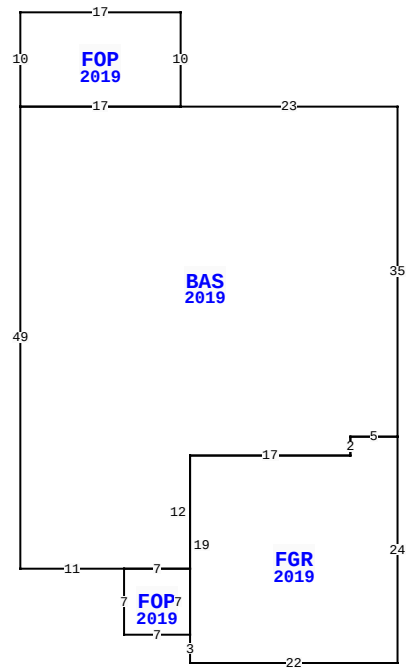
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2019	1,686	204,883
FGR	494	55	2019	272	33,053
FOP	49	30	2019	15	1,823
FOP	170	30	2019	51	6,198
TOTALS	2,399			2,024	245,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	124.0050	124.00	250,976	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1686 HX Base Yr 2020



77499 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		245,956
TOTAL MARKET OB/XF VALUE		2,895
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,851
SOH/AGL Deduction		81,249
ASSESSED VALUE		217,602
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,880
TOTAL JUST VALUE		298,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008897	NEW CONSTR	236,538	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2547/0201	3/09/2022	QC	U	I	11	100
GRANTOR: CONE LEONIDA						
GRANTEE: SMITH LEONIDA						
2329/0144	12/27/2019	SW	Q	I	01	237,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: CONE LEONIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W23 FOP=[YR=2019] N10 W17 S10 E17 $ W17 S49 E11 FOP=[YR=2019] S7 E7 FGR=[YR=2019] S3 E22 N24 W5 S2 W17 S19$ N7 W7 $ E7 N12 E17 N2 E5 N35 $.

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	574.00	SF	5.20	5.20	100	2019	2019	3	97	2,895	

LAND DESCRIPTION

TOTAL OB/XF 2,895

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 11/25/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS