LOT 46
LUMBER CREEK PUD-PHASE 3
OR 2226/853

REED ZACHARIAH W
77487 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0046-0000

BUILDING CHARACTERISTICS

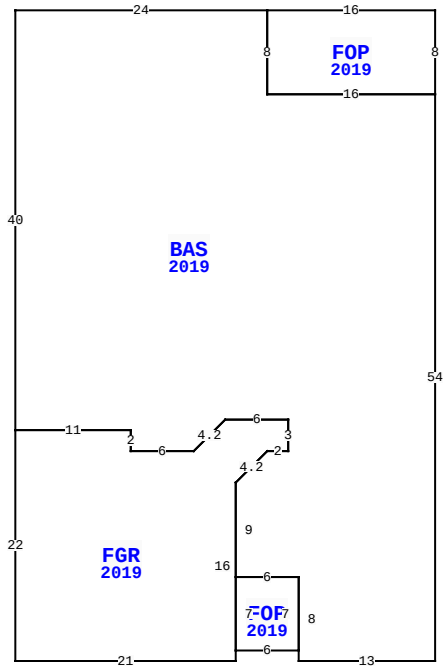
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,835	100	2019	1,835	222,989
FGR	469	55	2019	258	31,352
FOP	42	30	2019	13	1,580
FOP	128	30	2019	38	4,618
TOTALS	2,474			2,144	260,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,144	124.0050	124.00	265,856	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1835 HX Base Yr



77487 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	260,539
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	313,389
SOH/AGL Deduction	0
ASSESSED VALUE	313,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	313,389
TOTAL JUST VALUE	313,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911871	NEW CONSTR	252,471	11/14/2019
19008324	NEW CONSTR	252,471	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2362/0485	5/14/2020	SW	Q	I	01	251,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: REED ZACHARIAH W

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 U3 R3 E2 N3 W6 D3 L3 W6 N2 W11 $ E11 S2 E6 U3 R3 E6 S3 W2 D3 L3 S9 E6 S8 E13 N54 W16 N8 $ S8 E16 N8 $.

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	0	0	0	565.00	SF	5.20	5.20	100	2019	2019	3	97	2,850	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	0		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