

LOT 47
LUMBER CREEK PUD-PHASE 3
OR 2226/853

PARRINELLO THOMAS/WARREN CHANTEL
77483 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0047-0000



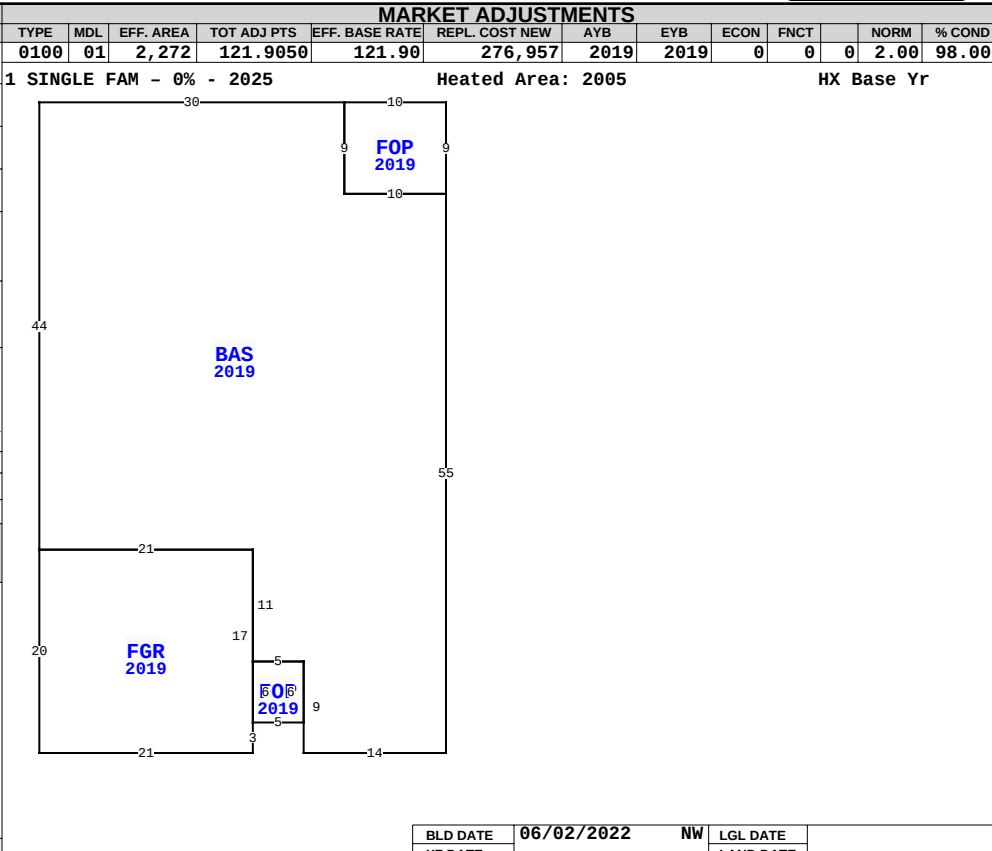
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,005	100	2019	2,005	239,522
FGR	420	55	2019	231	27,596
FOP	30	30	2019	9	1,075
FOP	90	30	2019	27	3,225
TOTALS	2,545			2,272	271,418

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	574.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



77483 LUMBER CREEK BLVD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
2,895									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					271,418				
TOTAL MARKET OB/XF VALUE					2,895				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					324,313				
SOH/AGL Deduction					0				
ASSESSED VALUE					324,313				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					324,313				
TOTAL JUST VALUE					324,313				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					312,098				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1911869	CO ISSUED	0	11/14/2019
19008323	NEW CONSTR	265,861	08/05/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2731/1872	7/31/2024	WD	Q	I	02	370,000			
GRANTOR: PALMER CHRSTOPHER &									
GRANTEE: PARRINELLO THOMAS									
2373/0681	6/17/2020	SW	Q	I	01	258,900			
GRANTOR: LGI HOMES-FLORIDA LLC									
GRANTEE: PALMER CHRSTOPHER									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2019] W10 BAS=[YR=2019] W30 S44 FGR=[YR=2019] S20 E21 N3 FOP=[YR=2019] E5 N6 W5 S6\$ N17 W21 \$ E21S11 E5 S9 E14 N55 W10 N9 \$ S9 E10 N9 \$.									