LOT 48
LUMBER CREEK PUD-PHASE 3
OR 2226/853

YANG BENJAMIN S
77475 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

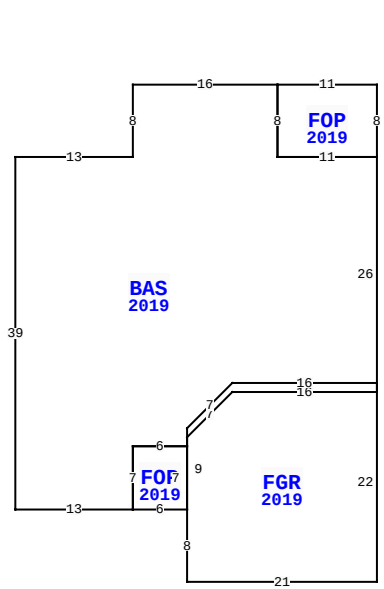
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

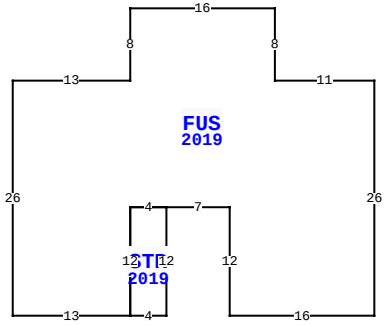
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	2019	1,386	161,689
FGR	450	55	2019	248	28,932
FOP	42	30	2019	13	1,517
FOP	88	30	2019	26	3,033
FUS	1,036	100	2019	1,036	120,859
STR	48	10	2019	5	583
TOTALS	3,050			2,714	316,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	119.0448	119.04	323,075	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2422 HX Base Yr 2024





77475 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		316,614
TOTAL MARKET OB/XF VALUE		3,132
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		369,746
SOH/AGL Deduction		3,950
ASSESSED VALUE		365,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		315,074
TOTAL JUST VALUE		369,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008321	NEW CONSTR	326,249	08/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/527	8/31/2023	WD	Q	I	01	398,800
GRANTOR: MONTEZ STEPHEN & JAYM						
GRANTEE: YANG BENJAMIN S						
2353/1108	4/03/2020	SW	Q	I	01	275,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MONTEZ STEPHEN & JA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] W16 S8 W13 S39 E13
FOP=[YR=2019] E6 FGR=[YR=2019] S8 E21 N22 W16 D5 L5 S9$ N7
W6 S7$ N7 E6 N1 U5 R5 E16 N26 W11 N8 $ S8 E11 N8$ PTR=E20
FUS=[YR=2019] E13 N8 E16 S8 E11 S26 W16 N12 W7 STR=[YR=2019]
S12 W4 N12 E4$ W4 S12 W13 N26$ W20$.

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	621.00	SF	5.20	5.20	100	2019	2019	3	97	3,132	

LAND DESCRIPTION

TOTAL OB/XF 3,132

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