

RICE SHAUNACEE & JASON
77469 LUMBER CREEK BLVD
YULEE, FL 32097

09-2N-27-1292-0050-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall11COMP SHNGL 100 DRYWALL 100

Interior Floor13CLAY TILE 70

Interior Floor13LVT/LAMNT 30

Air Condition Heating Type04CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.001. 100 0 100 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4073.200

TOTALS2,4742,147256,990

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000594.00SF6.506.50100201920193973,745

20810CONCRETE A01000030.00SF6.506.5010020192019397189

LAND DESCRIPTIONTOTAL OB/XF3,934

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000REVIEW DATE01/10/2020BYNWTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,147122.1423122.14262,23520192019002.0098.00

1 SINGLE FAM - 100% - 2021Heated Area: 1842HX Base Yr 2021

BLD DATEXF DATEINC DATE06/02/2022NWLGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE256,990

TOTAL MARKET OB/XF VALUE3,934

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE310,924

SOH/AGL Deduction81,462

ASSESSED VALUE229,462

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE173,740

TOTAL JUST VALUE310,924

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE299,376

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2367/07925/22/2020SWQI01250,900

GRANTOR:LGI HOMES-FLORIDA LLC

GRANTEE:RICE SHAUNACEE & JA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S8 E16 N8\$ S8 W16 S54 E13 N1 FOP=[YR=2019] E6 FGR2019= S1 E21 N22 W11 S2 W6 U2 L2 W6 S3 E2 D2 R2 S16\$ N7 W6 S7\$ N7 E6 N9 L2 U2 W2 N3 E6 R2 D2 E6 N2 E11 N40\$.