LOT 53
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HARRIS TEON/MANUEL GIRARDEAU
77455 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0053-0000

BUILDING CHARACTERISTICS

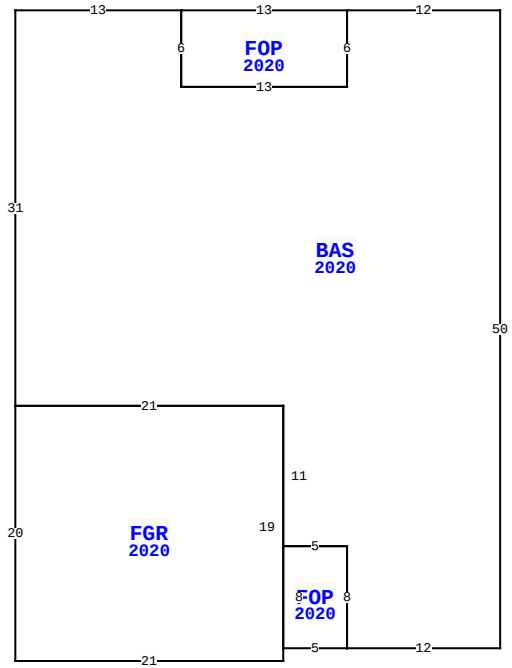
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,383	100	2020	1,383	165,446
FGR	420	55	2020	231	27,634
FOP	40	30	2020	12	1,435
FOP	78	30	2020	23	2,751
TOTALS	1,921			1,649	197,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	121.4514	121.45	200,271	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1383 HX Base Yr 2021



77455 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,267
TOTAL MARKET OB/XF VALUE		3,231
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		250,498
SOH/AGL Deduction		52,616
ASSESSED VALUE		197,882
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,160
TOTAL JUST VALUE		250,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011028	CO ISSUED	0	11/12/2020
20005839	NEW CONSTR	194,166	08/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2413/1340	11/24/2020	SW	Q	I	01	227,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HARRIS TEON & GIRAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 FOP=[YR=2020] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2020] S20 E21 N1 FOP=[YR=2020] E5 N8 W5 S8 $ N19 W21$ E21 S11 E5 S8 E12 N50$.

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	634.00	SF	5.20	5.20	100	2020	2020	3	98	3,231	

LAND DESCRIPTION

TOTAL OB/XF 3,231

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 12/08/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS