LOT 55
LUMBER CREEK PUD-PHASE 3
OR 2226/853

WALLACE JONATHAN & SABRINA
77451 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0055-0000

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	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

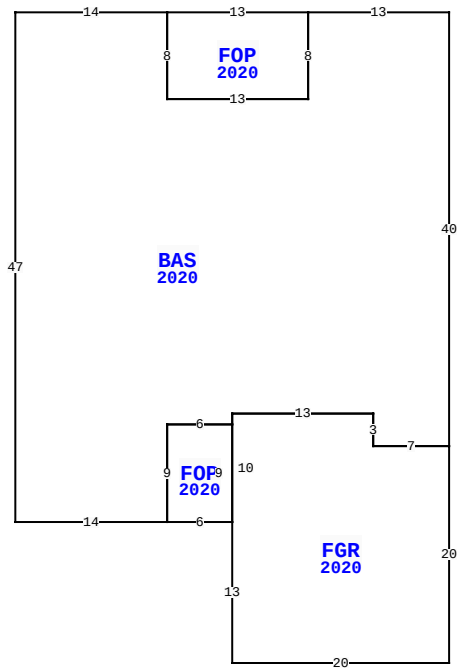
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2020	1,543	177,778
FGR	439	55	2020	241	27,767
FOP	54	30	2020	16	1,844
FOP	104	30	2020	31	3,572
TOTALS	2,140			1,831	210,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	116.9700	116.97	214,172	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1543 HX Base Yr 2023



77451 LUMBER CREEK BLVD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,959
TOTAL MARKET OB/XF VALUE		3,404
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,363
SOH/AGL Deduction		2,107
ASSESSED VALUE		262,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,534
TOTAL JUST VALUE		264,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011464	CO ISSUED	0	11/19/2020
20005846	NEW CONSTR	213,237	08/27/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2412/0362	11/24/2020	SW	Q	I	01	240,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: WALLACE JONATHAN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S8 E13 N8$ S8 W13 N8 W14 S47 E14 FOP=[YR=2020] E6 FGR=[YR=2020] S13 E20 N20 W7 N3 W13 S10$ N9 W6 S9$ N9 E6 N1 E13 S3 E7 N40$.

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	668.00	SF	5.20	5.20	100	2020	2020	3	98	3,404	

LAND DESCRIPTION

TOTAL OB/XF 3,404

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