LOT 56
LUMBER CREEK PUD-PHASE 3
OR 2226/853

FINLEY TIMOTHY
77447 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

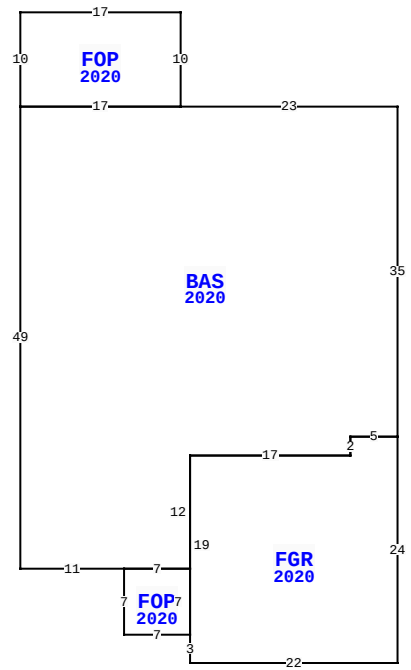
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,686	100	2020	1,686	188,657
FGR	494	55	2020	272	30,436
FOP	49	30	2020	15	1,678
FOP	170	30	2020	51	5,707
TOTALS	2,399			2,024	226,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	113.6016	113.60	229,926	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1686 HX Base Yr 2022



77447 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		226,477
TOTAL MARKET OB/XF VALUE		3,251
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		279,728
SOH/AGL Deduction		17,219
ASSESSED VALUE		262,509
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,787
TOTAL JUST VALUE		279,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011461	CO ISSUED	0	11/19/2020
20005848	NEW CONSTR	236,279	08/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1784	5/12/2025	WD	Q	I	01	320,000
GRANTOR: GANAS ANTHONY & LONDO						
GRANTEE: FINLEY TIMOTHY						
2424/0046	12/31/2020	SW	Q	I	01	253,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: GANAS ANTHONY & DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FOP=[YR=2020] N10 W17 S10 E17$ W17 S49 E11 FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19 $ N7 W7$ E7 N12 E17 N2 E5 N35$.

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	638.00	SF	5.20	5.20	100	2020	2020	3	98	3,251	

LAND DESCRIPTION

TOTAL OB/XF 3,251

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 02/28/2025 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS