

LOT 57
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HELTON BRITTANY
77441 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0057-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

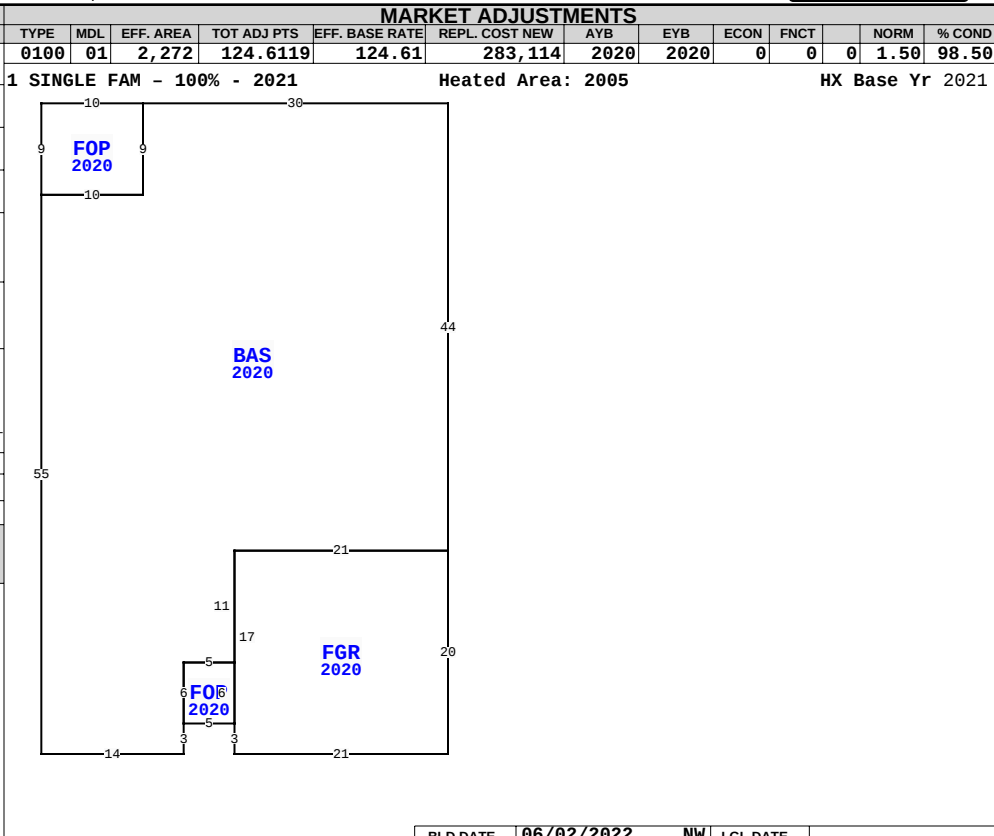
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2020	2,005	246,095
FGR	420	55	2020	231	28,353
FOP	30	30	2020	9	1,104
FOP	90	30	2020	27	3,314
TOTALS	2,545			2,272	278,867

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	664.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 12/08/2020 BY NW



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

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	278,867								
TOTAL MARKET OB/XF VALUE	3,384								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	332,251								
SOH/AGL Deduction	71,076								
ASSESSED VALUE	261,175								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	210,453								
TOTAL JUST VALUE	332,251								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	319,687								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011462	CO ISSUED	0	11/19/2020
20005851	NEW CONSTR	265,655	08/03/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2413/1364	11/23/2020	SW	Q	I	02	265,900			

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HELTON BRITTANY

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W30 FOP=[YR=2020] W10 S9 E10 N9\$ S9 W10 S55 E14 N3 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E21 N20 W21 S17\$ N6 W5 S6\$ N6 E5 N11 E21 N44\$.									

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