LOT 59
LUMBER CREEK PUD-PHASE 3
OR 2226/853

AMERICAN HOMES 4 RENT PROPERTIES SEVEN LLC
23975 PARK SORRENTO STE 300
CALABASAS, CA 91302

2025

09-2N-27-1292-0059-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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

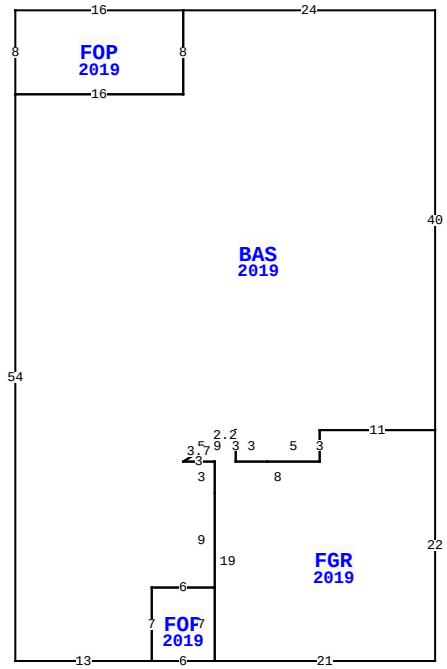
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	2019	1,871	203,766
FGR	440	55	2019	242	26,355
FOP	42	30	2019	13	1,416
FOP	128	30	2019	38	4,139
TOTALS	2,481			2,164	235,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	111.1320	111.13	240,485	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1871 HX Base Yr



77740 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	235,675
TOTAL MARKET OB/XF VALUE	3,550
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	289,225
SOH/AGL Deduction	0
ASSESSED VALUE	289,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	289,225
TOTAL JUST VALUE	289,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000261	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2506/0919	10/18/2021	WD	Q	I	01	330,000
GRANTOR: MORRIS JOHN & ANGELA						
GRANTEE: AMERICAN HOMES 4 RE						
2285/1265	6/21/2019	SW	Q	I	01	242,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MORRIS JOHN & ANGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S8 W16 S54 E13 N7 E6 N9 N3 W3 U3R5 S3 E3 E5 N3 E11 N40 $
FGR=[YR=2019;ORIG=-21,62] E21 N22 W11 S3 W8 N3 D1L2 D2L3 E3 S19 $
FOP=[YR=2019;ORIG=-24,0] W16 S8 E16 N8 $
FOP=[YR=2019;ORIG=-27,62] E6 N7 W6 S7 $
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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	0810	CONCRETE A	0	0	0	0	563.00	SF	6.50	6.50	100	2019	2019	3	97	3,550	

LAND DESCRIPTION

TOTAL OB/XF 3,550

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/30/2019 BY KB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS