

LOT 60
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HAM KATHI/WAGAMAN EDDIE
77736 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	1,386	100
FGR	450	55
FOP	42	30
FSP	88	40
FUS	1,036	100
STR	48	10
USP	121	30
TOTALS	3,171	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,759	118.4400	118.44	326,776	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2422 HX Base Yr												
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		320,240	
TOTAL MARKET OB/XF VALUE		7,859	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		378,099	
SOH/AGL Deduction		0	
ASSESSED VALUE		378,099	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		378,099	
TOTAL JUST VALUE		378,099	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		363,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19007394	SCRN ROOM	7,176	07/11/2019
19000262	NEW CONSTR	0	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2280/1685	5/31/2019	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: HAM KATHI & EDDIE W					

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BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W13 N8 W16 USP=[YR=2019] N11 W11 S11 FSP=[YR=2019] S8 E11 N8 W11\$ E11\$ S8 W11 S26 FGR=[YR=2019] S22 E21 N8 FOP=[YR=2019] E6 N7 W6 S7 \$ N9 U5 L5 W16\$ E16 D5 R5 S1 E6 S7 E13 N39\$ PTR=E20 FUS=[YR=2019] E11 N8 E16 S8 E13 S26 W13 STR=[YR=2019] W4 N12 E4 S12\$ N12 W11 S12 W16 N26\$ W20\$.					

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00