LOT 62
LUMBER CREEK PUD-PHASE 3
OR 2226/853

CAGLE EDDIE MICHAEL & JESSIE FRANCES
77728 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0062-0000

BUILDING CHARACTERISTICS

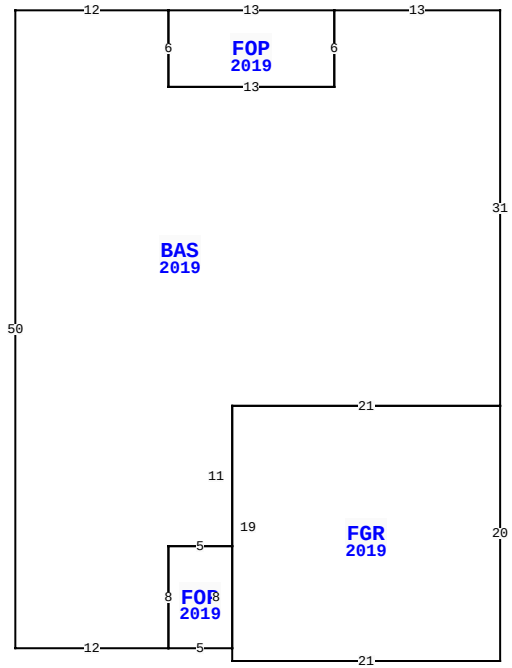
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,383	100	2019	1,383	162,573
FGR	420	55	2019	231	27,154
FOP	40	30	2019	12	1,410
FOP	78	30	2019	23	2,704
TOTALS	1,921			1,649	193,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	119.9520	119.95	197,798	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1383 HX Base Yr 2025



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

77728 LUMBER CREEK BLVD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,842
TOTAL MARKET OB/XF VALUE		3,487
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		247,329
SOH/AGL Deduction		118,644
ASSESSED VALUE		128,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,963
TOTAL JUST VALUE		247,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000264	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/277	4/26/2024	WD	Q	I	02	315,000
GRANTOR: SCHMITZ ADAM						
GRANTEE: CAGLE EDDIE MICHAEL						
2281/1498	6/07/2019	SW	Q	I	01	209,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SCHMITZ ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W13 FOP=[YR=2019] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2019] E5 FGR=[YR=2019] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

EXTRA FEATURES

L N	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	100	0	0	553.00	SF	6.50	6.50	100	2019	2019	3	97	3,487	

LAND DESCRIPTION

TOTAL OB/XF 3,487

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 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