LOT 67
LUMBER CREEK PUD-PHASE 3
OR 2226/853

BALDWIN WALTER & MARY
77634 LUMBER CREEK BLVD
YULEE, FL 77380

**2025**

**09-2N-27-1292-0067-0000**

## 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 | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |

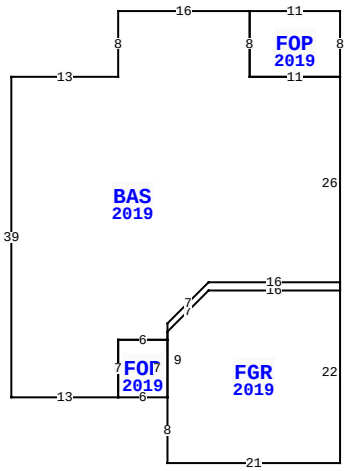
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

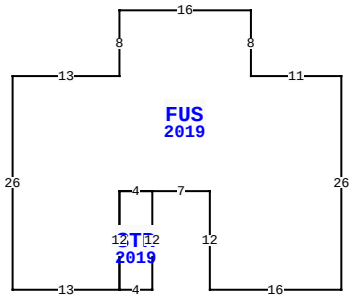
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,386 | 100 | 2019 | 1,386 | 161,689 |
| FGR | 450 | 55 | 2019 | 248 | 28,932 |
| FOP | 42 | 30 | 2019 | 13 | 1,517 |
| FOP | 88 | 30 | 2019 | 26 | 3,033 |
| FUS | 1,036 | 100 | 2019 | 1,036 | 120,859 |
| STR | 48 | 10 | 2019 | 5 | 583 |
| TOTALS | 3,050 | | | 2,714 | 316,614 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,714 | 119.0448 | 119.04 | 323,075 | 2019 | 2019 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 100% - 2020 Heated Area: 2422 HX Base Yr 2020




77634 LUMBER CREEK BLVD, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 316,614 |
| TOTAL MARKET OB/XF VALUE | | 3,122 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 369,736 |
| SOH/AGL Deduction | | 101,428 |
| ASSESSED VALUE | | 268,308 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 217,586 |
| TOTAL JUST VALUE | | 369,736 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 355,476 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1904172 | NEW CONSTR | 326,004 | 04/25/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2301/1644 | 8/26/2019 | SW | Q | I | 01 | 272,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: BALDWIN WALTER & MA

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W11 BAS=[YR=2019] W16 S8 W13 S39 E13
FOP=[YR=2019] E6 FGR=[YR=2019] S8 E21 N22 W16 D5 L5 S9 $
N7 W6 S7 $ N7 E6 N1 U5 R5 E16 N26 W11 N8 $ S8 E11 N8 $
PTR=E30 FUS=[YR=2019] E13 N8 E16 S8 E11 S26 W16 N12 W7
STR=[YR=2019] W4 S12 E4 N12 $ W4 S12 W13 N26 $ W30 $ .

## 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 | 619.00 | SF | 5.20 | 5.20 | 100 | 2019 | 2019 | 3 | 97 | 3,122 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,122

| 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 08/30/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS