

**DEAN JOSHUA & STEPHANIE**  
77626 LUMBER CREEK BLVD  
YULEE, FL 32097

09-2N-27-1292-0069-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030511140304  
COMP SHNGL 100 DRYWALL 100 CLAY TILE 70 CARPET 30 CENTRAL 100 AIR DUCTED 100  
5 100 2 100 WOOD FRAME 100  
1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100  
  
MKT AREA 04  
4073.200

TOTALS

2,550  
2,273268,418

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B01000630.00SF5.205.20100201920193973,178

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE08/30/2019BYRKTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEVECONFNCTNORM% COND

0100012,273120.4959120.50273,896201920192019002.0098.00

1 SINGLE FAM - 100% - 2024Heated Area: 2005HX Base Yr 2024

FOP2019BAS2019FGR2019FOP2019

BLD DATEXF DATEINC DATE

06/02/2022NW

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUEASSESSED VALUESOHI/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

268,4183,17850,000321,596318,4723,124318,47250,722267,750321,5960309,497

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CDPRICE

2368/12326/05/2020SWQI01259,000

GRANTOR:LGI HOMES-FLORIDA LLCGRANTEE:DEAN JOSHUA & STEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 FOP=[YR=2019] W10 S9 E10 N9\$ S9 W10 S55 E14 N2 FOP=[YR=2019] E5 FGR=[YR=2019] S2 E21 N20 W21 S18\$ N7 W5 S7\$ N7 E5 N11 E21 N44\$.