LOT 71
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ROBINSON ONGELIA/FORD XAVON
77618 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0071-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

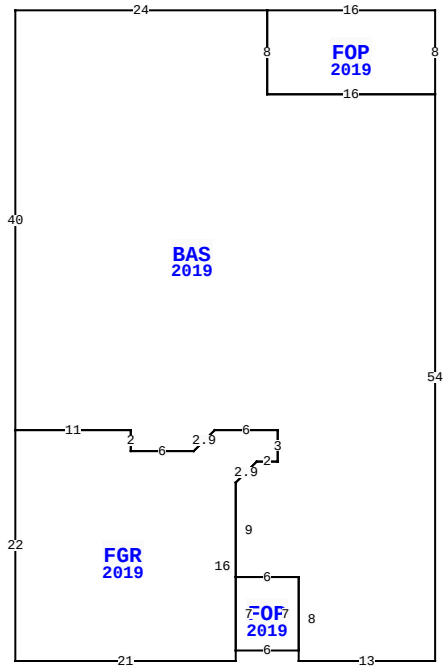
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2019	1,842	219,363
FGR	462	55	2019	254	30,249
FOP	42	30	2019	13	1,548
FOP	128	30	2019	38	4,526
TOTALS	2,474			2,147	255,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	121.5249	121.52	260,903	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1842 HX Base Yr 2020



77618 LUMBER CREEK BLVD, YULEE

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		255,685
TOTAL MARKET OB/XF VALUE		3,122
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		308,807
SOH/AGL Deduction		84,113
ASSESSED VALUE		224,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,972
TOTAL JUST VALUE		308,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904171	NEW CONSTR	252,471	04/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0799	12/18/2019	SW	Q	I	01	246,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: ROBINSON ONGELIA &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W16 BAS=[YR=2019] W24 S40 FGR=[YR=2019] S22 E21 N1 FOP=[YR=2019] E6 N7 W6 S7$ N16 U2 R2 E2N3 W6 D2 L2 W6 N2 W11$ E11 S2 E6 U2 R2 E6 S3 W2 D2 L2 S9 E6 S8 E13 N54 W16 N8$ S8 E16 N8$.

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