

LOT 73
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SANTIAGO CARLOS/FERNANDES IRMA
77610 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0073-0000



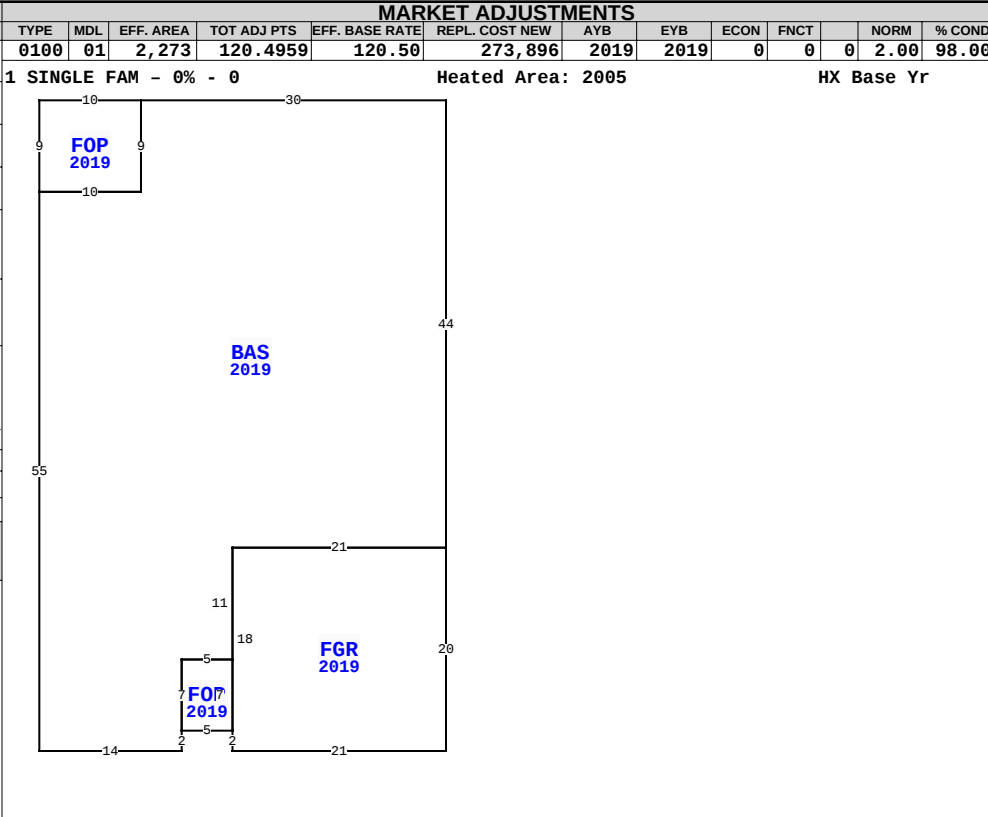
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,005	100	2019	2,005	236,771
FGR	420	55	2019	231	27,279
FOP	35	30	2019	10	1,181
FOP	90	30	2019	27	3,189
TOTALS	2,550			2,273	268,418

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	702.00	SF	5.20

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



BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
77610 LUMBER CREEK BLVD, YULEE				

TOTAL OB/XF									
3,541									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					268,418				
TOTAL MARKET OB/XF VALUE					3,541				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					321,959				
SOH/AGL Deduction					0				
ASSESSED VALUE					321,959				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					321,959				
TOTAL JUST VALUE					321,959				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					309,864				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1904177	NEW CONSTR	265,861	04/25/2019
B1904177	NEW CONSTR	265,861	04/25/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/0502	7/29/2020	SW	Q	I	01	258,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: SANTIAGO CARLOS & I							

BUILDING NOTES									
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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\$.									