LOT 74
LUMBER CREEK PUD-PHASE 3
OR 2226/853

ST PIERRE LAURA NICOLE/LEE LI CHYN JOYCE
2154 1ST AVE APT A
FERNANDINA BEACH, FL 32034

2025

09-2N-27-1292-0074-0000

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		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

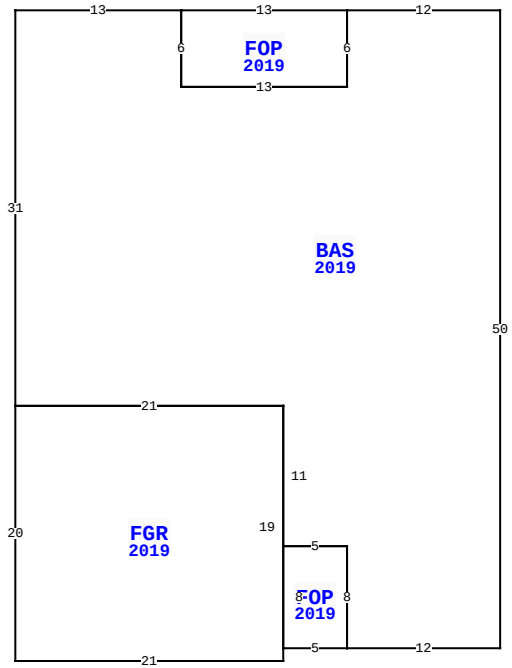
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	2019	1,383	175,788
FGR	420	55	2019	231	29,362
FOP	40	30	2019	12	1,525
FOP	78	30	2019	23	2,923
TOTALS	1,921			1,649	209,598

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	129.6981	129.70	213,875	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1383 HX Base Yr



77602 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	209,598
TOTAL MARKET OB/XF VALUE	3,057
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	262,655
SOH/AGL Deduction	0
ASSESSED VALUE	262,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,655
TOTAL JUST VALUE	262,655
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903740	NEW CONSTR	194,370	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1180	1/31/2022	WD	Q	I	02	308,000
GRANTOR: WEBBER DANA						
GRANTEE: PIERRE LAURA NICOLE						
2330/1306	12/31/2019	SW	Q	I	01	217,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WEBBER DANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] W13 S6 E13 N6 $ S6 W13 N6 W13 S31 FGR=[YR=2019] S20 E21 N1 FOP=[YR=2019] E5 N8 W5 S8 $ N19 W21 $ E21 S11 E5 S8 E12 N50 $.

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	0	0	0	606.00	SF	5.20	5.20	100	2019	2019	3	97	3,057	

LAND DESCRIPTION

TOTAL OB/XF 3,057

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 08/22/2019 BY RK Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS