LOT 76
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SFR JV-3 PROPERTY LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2025

09-2N-27-1292-0076-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

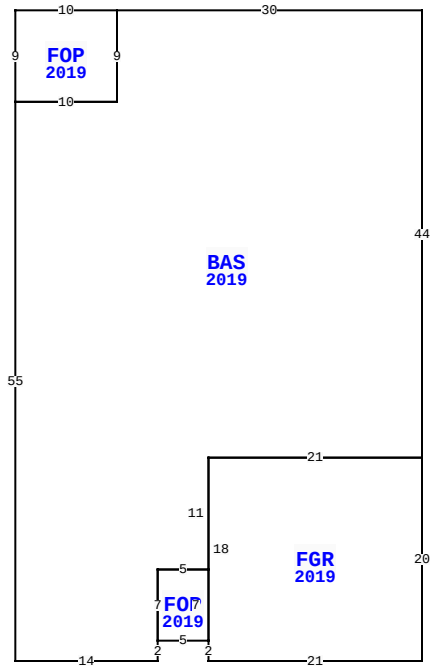
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2019	2,005	244,846
FGR	420	55	2019	231	28,209
FOP	35	30	2019	10	1,221
FOP	90	30	2019	27	3,297
TOTALS	2,550			2,273	277,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,273	124.6119	124.61	283,239	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2005 HX Base Yr



77538 LUMBER CREEK BLVD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	277,574
TOTAL MARKET OB/XF VALUE	3,178
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	330,752
SOH/AGL Deduction	0
ASSESSED VALUE	330,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	330,752
TOTAL JUST VALUE	330,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	318,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1903738	NEW CONSTR	265,861	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2775/1199	3/18/2025	WD	Q	I	01	351,900
GRANTOR: GRUVER KURTIS DALE &						
GRANTEE: SFR JV-3 PROPERTY L						
2653/1268	6/16/2023	WD	Q	I	01	370,000
GRANTOR: MATHIS CHASE R & JENN						
GRANTEE: GRUVER KURTIS DALE						

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$.

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	630.00	SF	5.20	5.20	100	2019	2019	3	97	3,178	

LAND DESCRIPTION

TOTAL OB/XF 3,178

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