

LOT 144
LUMBER CREEK PUD-PHASE 3
OR 2226/853

BROWN KATHLEEN
77448 LUMBER CREEK BLVD
YULEE, FL 32097

2025

09-2N-27-1292-0144-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	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

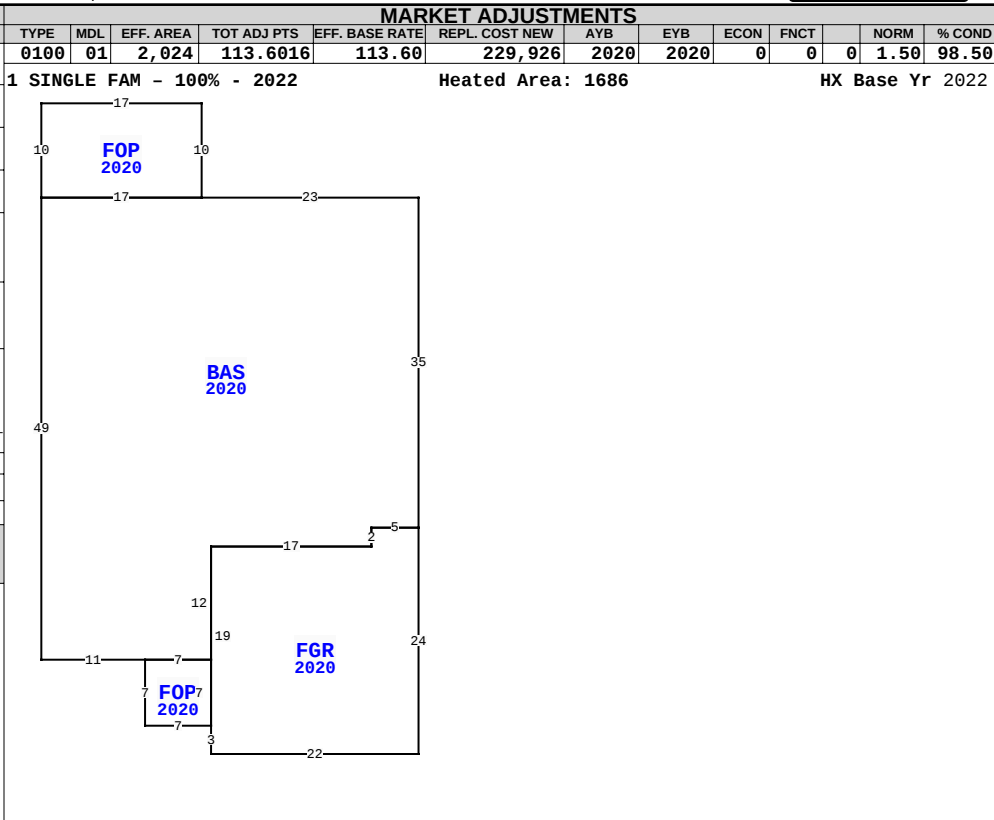
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.200		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2020	1,686	188,657
FGR	494	55	2020	272	30,436
FOP	49	30	2020	15	1,678
FOP	170	30	2020	51	5,707
TOTALS	2,399			2,024	226,477

EXTRA FEATURES					
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L N	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	665.00	SF	5.20	5.20	100	2020	2020	3	98	3,389	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



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

TOTAL OB/XF																	
3,389																	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					226,477				
TOTAL MARKET OB/XF VALUE					3,389				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					279,866				
SOH/AGL Deduction					17,282				
ASSESSED VALUE					262,584				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					211,862				
TOTAL JUST VALUE					279,866				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					269,669				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011915	CO ISSUED	0	12/02/2020
20005860	NEW CONSTR	236,279	08/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2443/0130	3/02/2021	SW	Q	I	01	253,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: BROWN KATHLEEN							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2020] W23 FOP=[YR=2020] N10 W17 S10 E17\$ W17 S49 E11 FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19\$ N7 W7\$ E7 N12 E17 N2 E5 N35\$.																	