LOT 157
LUMBER CREEK PUD-PHASE 3
OR 2226/853

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

**2025**

**09-2N-27-1292-0157-0000**

## BUILDING CHARACTERISTICS

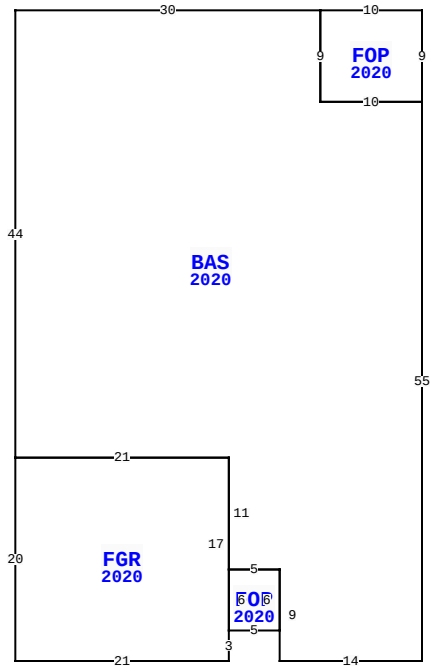
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2,005 | 100 | 2020 | 2,005 | 220,283 |
| FGR | 420 | 55 | 2020 | 231 | 25,380 |
| FOP | 30 | 30 | 2020 | 9 | 989 |
| FOP | 90 | 30 | 2020 | 27 | 2,967 |
| TOTALS | 2,545 | | | 2,272 | 249,618 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,272 | 111.5436 | 111.54 | 253,419 | 2020 | 2020 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2024 Heated Area: 2005 HX Base Yr 2024




77342 LUMBER CREEK BLVD, YULEE

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,618 |
| TOTAL MARKET OB/XF VALUE | | 3,333 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 302,951 |
| SOH/AGL Deduction | | 2,768 |
| ASSESSED VALUE | | 300,183 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 249,461 |
| TOTAL JUST VALUE | | 302,951 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,723 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20012802 | CO ISSUED | 0 | 12/21/2020 |
| 20008076 | NEW CONSTR | 265,655 | 09/03/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2764/1871 | 1/30/2025 | WD | Q | I | 01 | 335,000 |
| GRANTOR: JONES ZEVAUGHN & CHAN | | | | | | |
| GRANTEE: SFR JV-3 PROPERTY L | | | | | | |
| 2425/0090 | 12/30/2020 | SW | Q | I | 01 | 271,900 |
| GRANTOR: LGI HOMES-FLORIDA LLC | | | | | | |
| GRANTEE: JONES ZEVAUGHN & CH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2020] W10 BAS=[YR=2020] W30 S44 FGR=[YR=2020] S20 E21 N3 FOP=[YR=2020] E5 N6 W5 S6$ N17 W21$ E21 S11 E5 S9 E14 N55 W10 N9$ S9 E10 N9$.

## 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 | 654.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 98 | 3,333 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,333

| 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 12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS