



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	14	CARPET 70
Interior Floor	07	CORK/VTILE 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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	202,470
FGR	456	55	251	27,411
FOP	42	30	13	1,419
FOP	128	30	38	4,150
TOTALS	2,480		2,156	235,450

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0	0	0		602.00	SF	5.20				3,068	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,156	122.8430	110.87	239,036	2018	2018	0	0	1.50	98.50	
1 SINGLE FAM - 0% - 0 Heated Area: 1854 HX Base Yr												

77101 CROSSCUT WAY, YULEE					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
602.00	SF	5.20	5.20	100	2018	2018	3	98	3,068		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			235,450
TOTAL MARKET OB/XF VALUE			3,068
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			288,518
SOH/AGL Deduction			26,872
ASSESSED VALUE			261,646
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			261,646
TOTAL JUST VALUE			288,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			248,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002803	CO ISSUED	0	03/19/2018
B1709741	NEW CONSTR	239,461	11/02/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/1461	4/24/2019	SW	U	I	30
GRANTOR: FIREBIRD SFE 1 LLC					
GRANTEE: CPI/AMHERST SFR PRO					
2189/0350	4/05/2018	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: FIREBIRD SFE 1 LLC					

BUILDING NOTES		

BUILDING DIMENSIONS		
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E21 FOP=[YR=2018] E6 N7 W6 S7\$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11\$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8\$ S8 E16 N8\$.		

TOTAL OB/XF												
3,068												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00