LOT 50
IN OR 2246/1697
LUMBER CREEK PUD-PHASE 2

TODD SHEILA LYNN/TOOD CRYSTAL & TODD JOHN
77017 BIRDSEYE COURT
YULEE, FL 32097

2023

09-2N-27-1291-0050-0000

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	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
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	06	Quality Level 06

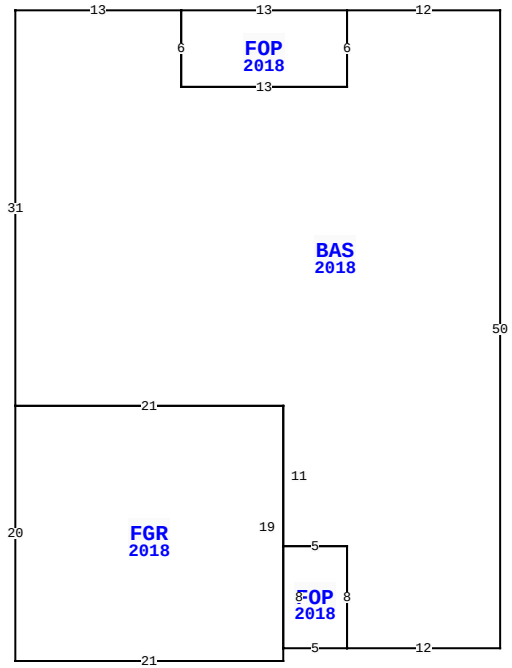
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	161,522
FGR	420	55	231	26,979
FOP	40	30	12	1,402
FOP	78	30	23	2,686
TOTALS	1,921		1,649	192,589

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	131.3760	118.57	195,522	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1383 HX Base Yr 2023



77017 BIRDSEYE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,589
TOTAL MARKET OB/XF VALUE		9,677
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,266
SOH/AGL Deduction		0
ASSESSED VALUE		252,266
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		202,266
TOTAL JUST VALUE		252,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012341	CO ISSUED	0	12/19/2018
18010293	NEW CONSTR	191,538	10/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2586/0588	8/24/2022	WD	Q	I	02	335,000
GRANTOR: RICHARDSON JIMMY						
GRANTEE: TODD SHEILA LYNN &						
2246/1697	12/28/2018	SW	Q	I	01	222,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: RICHARDSON JIMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W13 S6 E13 N6$ S6 W13 N6 W13 S31 FGR=[YR=2018] S20 E21 N1 FOP=[YR=2018] 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	100	0	0	685.00	SF	5.20	5.20	100	2018	2018	3	98	3,491	
2	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
3	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2019	2019	3	96	5,898	

LAND DESCRIPTION

TOTAL OB/XF 9,677

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/15/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS