LOT 53
IN OR 2246/1191
LUMBER CREEK PUD-PHASE 2

ROSIER RHONDA R
77005 BIRDSEYE CT
YULEE, FL 32097

2023

09-2N-27-1291-0053-0000

BUILDING CHARACTERISTICS

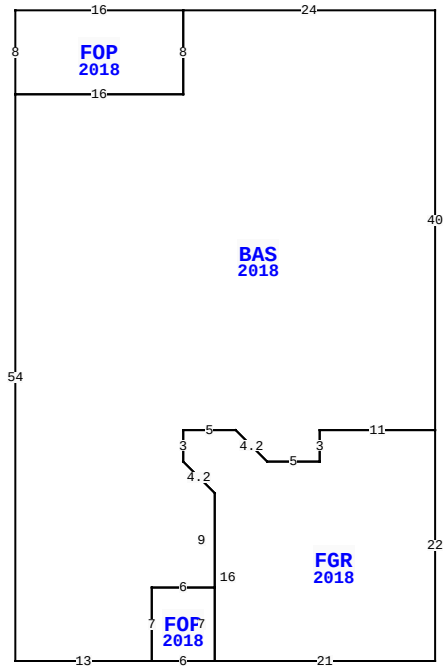
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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

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	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1854 HX Base Yr



77005 BIRDSEYE CT, 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	235,450
TOTAL MARKET OB/XF VALUE	3,160
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	288,610
SOH/AGL Deduction	26,905
ASSESSED VALUE	261,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,705
TOTAL JUST VALUE	288,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012340	CO ISSUED	0	12/19/2018
18010299	NEW CONSTR	248,978	10/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2246/1191	12/21/2018	SW	Q	I	01	245,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: ROSIER RHONDA R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S8 E16 N8$ S8 W16 S54 E13 FOP=[YR=2018] E6 FGR=[YR=2018] E21 N22 W11 S3 W5 U3 L3 W5 S3 D3 R3 S16$ N7 W6 S7$ N7 E6 N9 U3 L3 N3 E5 D3 R3 E5 N3 E11 N40$.

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	620.00	SF	5.20	5.20	100	2018	2018	3	98	3,160	

LAND DESCRIPTION

TOTAL OB/XF 3,160

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	0			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