LOT 121
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SFR JV-HD PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

2023

09-2N-27-1292-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

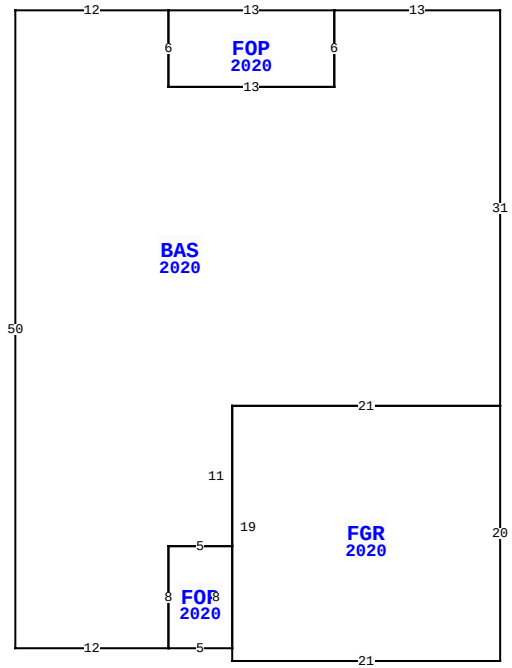
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,383	100	1,383	176,414
FGR	420	55	231	29,466
FOP	40	30	12	1,530
FOP	78	30	23	2,934
TOTALS	1,921		1,649	210,345

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	142.0503	128.20	211,402	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1383 HX Base Yr



77063 CROSSCUT WAY, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,345
TOTAL MARKET OB/XF VALUE	3,264
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	263,609
SOH/AGL Deduction	0
ASSESSED VALUE	263,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	263,609
TOTAL JUST VALUE	263,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007749	CO ISSUED	0	08/26/2020
20002197	NEW CONSTR	194,166	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1045	8/29/2022	WD	Q	I	01	341,100
GRANTOR: RICHARDSON JOSHUA & P						
GRANTEE: SFR JV-HD PROPERTY						
2393/1628	8/28/2020	SW	Q	I	01	221,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: RICHARDSON JOSHUA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2020] E5 FGR=[YR=2020] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

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	634.00	SF	5.20	5.20	100	2020	2020	3	99	3,264	

LAND DESCRIPTION

TOTAL OB/XF 3,264

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 10/27/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS