LOT 129
LUMBER CREEK PUD-PHASE 3
OR 2226/853

GRANT ANTHONY JR & SINETTE
77058 CROSSCUT WAY
YULEE, FL 32097

2023

09-2N-27-1292-0129-0000

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	11	CLAY TILE 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	06	Quality Level 06

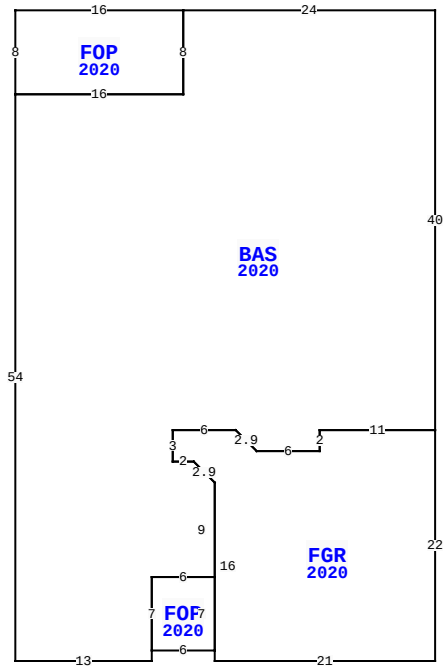
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	1,842	220,155
FGR	462	55	254	30,357
FOP	42	30	13	1,554
FOP	128	30	38	4,542
TOTALS	2,474		2,147	256,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	133.0987	120.12	257,898	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 0 Heated Area: 1842 HX Base Yr



77058 CROSSCUT WAY, 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	256,609
TOTAL MARKET OB/XF VALUE	3,434
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	310,043
SOH/AGL Deduction	47,211
ASSESSED VALUE	262,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,832
TOTAL JUST VALUE	310,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009470	CO ISSUED	0	10/08/2020
20004915	NEW CONSTR	252,235	07/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2406/0655	10/27/2020	SW	Q	I	01	251,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: GRANT ANTHONY JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 FOP=[YR=2020] W16 S8 E16 N8$ S8 W16 S54 E13 N1 FOP=[YR=2020] E6 FGR=[YR=2020] S1 E21 N22 W11 S2 W6 U2 L2 W6 S3 E2 R2 D2 S16$ N7 W6 S7$ N7 E6 N9 L2 U2 W2 N3 E6 R2 D2 E6 N2 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	667.00	SF	5.20	5.20	100	2020	2020	3	99	3,434	

LAND DESCRIPTION

TOTAL OB/XF 3,434

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 10/12/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS