

LOT 130
LUMBER CREEK PUD-PHASE 3
OR 2226/853

TAYLOR ERIC & MICHELLE
77054 CROSSCUT WAY
YULEE, FL 32097

2023

09-2N-27-1292-0130-0000



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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

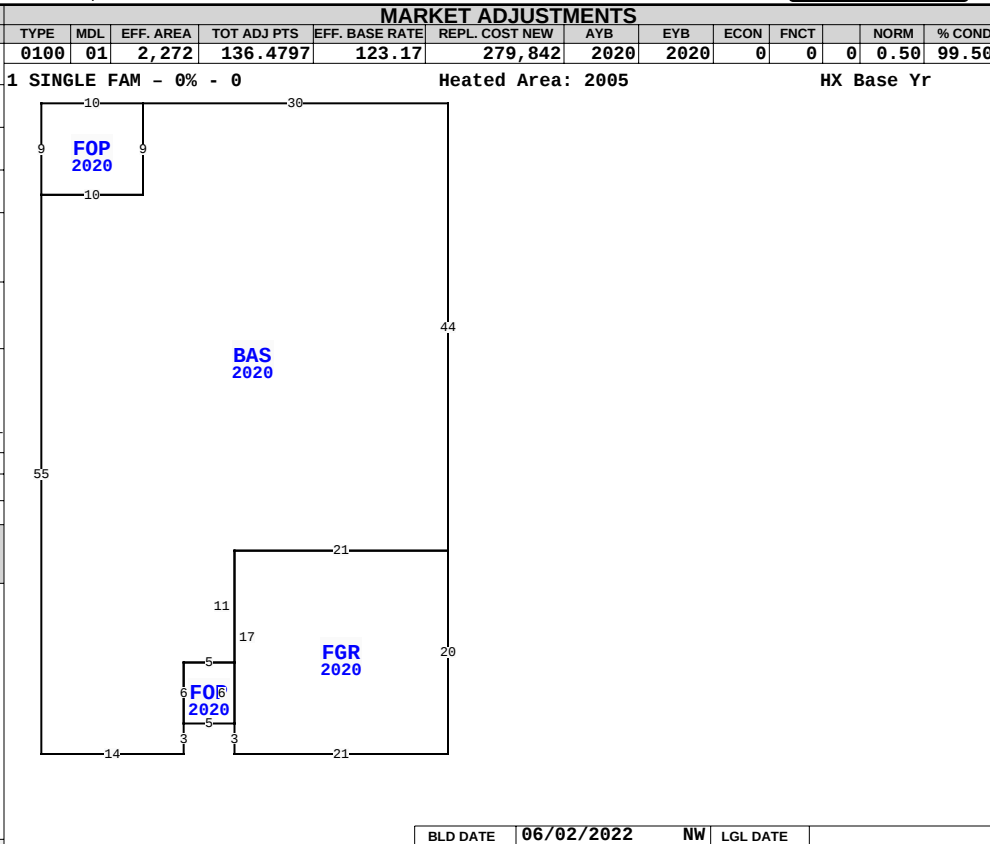
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2,005	245,721
FGR	420	55	231	28,310
FOP	30	30	9	1,103
FOP	90	30	27	3,309
TOTALS	2,545		2,272	278,443

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	653.00	SF	5.20		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT	

REVIEW DATE 10/12/2020 BY NW



77054 CROSSCUT WAY, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,362											

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	278,443		
TOTAL MARKET OB/XF VALUE	3,362		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	331,805		
SOH/AGL Deduction	50,784		
ASSESSED VALUE	281,021		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	281,021		
TOTAL JUST VALUE	331,805		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	284,195		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008959	CO ISSUED	0	09/28/2020
20004916	NEW CONSTR	265,655	07/09/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2398/1282	9/30/2020	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: TAYLOR ERIC & MICHE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2020] W30 FOP=[YR=2020] W10 S9 E10 N9\$ S9 W10 S55 E14 N3 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E21 N20 W21 S17\$ N6 W5 S6\$ N6 E5 N11 E21 N44\$.					

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