

LOT 135
LUMBER CREEK PUD-PHASE 3
OR 2226/853

JACKSON KATHERINE & ANGELA
77034 CROSSCUT WAY
YULEE, FL 32097

2023

09-2N-27-1292-0135-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	10	ABOVE AVG 100	0100	01	1,831	128.1100	115.62	211,700	2020	2020	0	0	0.50	99.50	VALUATION BY STANDARD															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2021													Heated Area: 1543														
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Interior Floo	13	LVT/LAMMT 70	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Interior Floo	14	CARPET 30	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Air Condition	03	CENTRAL 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Heating Type	04	AIR DUCTED 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Bedrooms	3	100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Bathrooms	2	100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Frame	02	WOOD FRAME 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Stories	1.	1. 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Units	0	100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Occupancy	00	NONE 100	1 SINGLE FAM - 100% - 2021													HX Base Yr 2021														
Quality			06	Quality Level 06													VALUATION SUMMARY													
DOR CODE			0100	SINGLE FAMILY													VALUATION SUMMARY													
MAP NUM				MKT AREA													VALUATION SUMMARY													
NEIGHBORHOOD/LOC			4073.200	MKT AREA													VALUATION SUMMARY													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	VALUATION SUMMARY																									
BAS	1,543	100	1,543	177,510	VALUATION SUMMARY																									
FGR	439	55	241	27,725	VALUATION SUMMARY																									
FOP	54	30	16	1,841	VALUATION SUMMARY																									
FOP	104	30	31	3,566	VALUATION SUMMARY																									
TOTALS			2,140	1,831	210,642	VALUATION SUMMARY																								
EXTRA FEATURES					77034 CROSSCUT WAY, YULEE																									
L N	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	714.00	SF	5.20	5.20	100	2020	2020	3	99	3,676																
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			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																														