LOT 41
IN OR 2187/530
LUMBER CREEK PUD-PHASE 2

COLEMAN GAIL D/SACKEY EDWARD S
77105 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1291-0041-0000

BUILDING CHARACTERISTICS

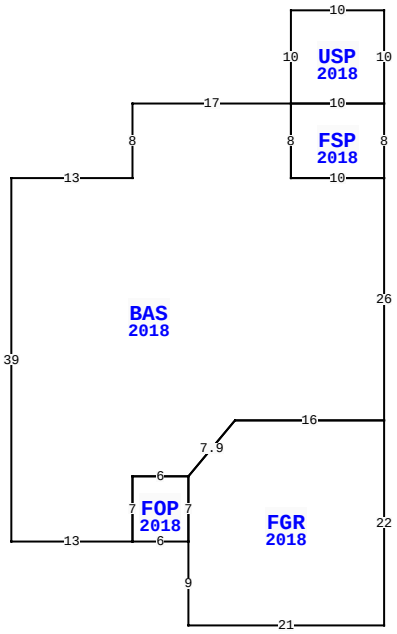
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.100	

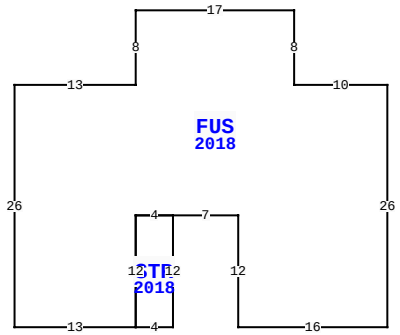
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1,396	142,800
FGR	447	55	246	25,163
FOP	42	30	13	1,330
FSP	80	40	32	3,273
FUS	1,044	100	1,044	106,794
STR	48	10	5	512
USP	100	30	30	3,068
TOTALS	3,157		2,766	282,941

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,766	109.8720	104.38	288,715	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2440 HX Base Yr 2019





77105 CROSSCUT WAY, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,941
TOTAL MARKET OB/XF VALUE		10,764
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		343,705
SOH/AGL Deduction		83,643
ASSESSED VALUE		260,062
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,062
TOTAL JUST VALUE		343,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002901	CO ISSUED	0	03/20/2018
B1709740	NEW CONSTR	307,497	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0530	3/29/2018	SW	Q	I	02	255,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: COLEMAN GAIL D & ED

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W10 S10 BAS=[YR=2018] W17 S8 W13 S39 E13 FOP=[YR=2018] E6 FGR=[YR=2018] S9 E21 N22 W16 L5 D6 S7$ N7 W6 S7$ N7 E6 U6 R5 E16 N26 FSP=[YR=2018] N8 W10 S8 E10$ W10 N8$ E10 N10$ PTR=[YR=2018] E30 FUS=[YR=2018] E17 S8 E10 S26 W16 N12 W7 STR=[YR=2018] S12 W4 N12 E4$ W4 S12 W13 N26 E13 N8$ W30$.

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	100	0	0	611.00	SF	5.20	5.20	100	2018	2018	3	97	3,082	
2	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	100	2018	2018	3	94	7,400	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 10,764

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/23/2019 BY DJ Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS