LOT 43
IN OR 2203/1514
LUMBER CREEK PUD-PHASE 2

SAWYER VERNITA D/CHATMAN ISABELLA H
77097 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1291-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

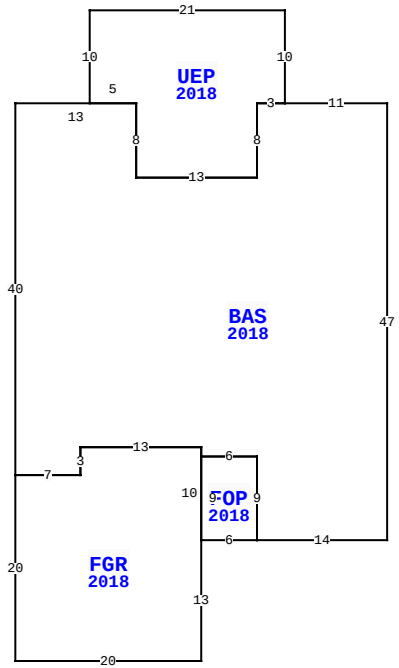
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,543	100	1,543	162,601
FGR	439	55	241	25,397
FOP	54	30	16	1,686
UEP	314	60	188	19,812
TOTALS	2,350		1,988	209,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,988	113.1900	107.53	213,770	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1543 HX Base Yr 2023



77097 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		209,495
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		267,055
SOH/AGL Deduction		0
ASSESSED VALUE		267,055
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		167,055
TOTAL JUST VALUE		267,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009844	SCRN ENCL	0	01/01/2019
18002509	CO ISSUED	0	03/09/2018
B1709742	NEW CONSTR	202,328	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2203/1514	6/12/2018	SW	Q	I	01	217,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SAWYER VERNITA D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11UEP=[YR=2018] N10 W21 S10 E5 S8 E13 N8 E3$ W3 S8 W13 N8 W13 S40 FGR=[YR=2018] S20 E20 N13 FOP=[YR=2018] E6 N9 W6 S9$ N10 W13 S3 W7$ E7N3 E13 S1 E6 S9 E14 N47$.

EXTRA FEATURES

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	620.00	SF	5.20	5.20	100	2018	2018	3	97	3,127	
2	0476	VF 6 SBPL	0	100	0	0	138.00	LF	32.00	32.00	100	2018	2018	3	94	4,151	
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 7,560

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/04/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS