



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 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	1,414	100	1,414	155,367
FGR	440	55	242	26,590
FOP	40	30	12	1,318
FSP	78	40	31	3,406
USP	216	30	65	7,142
TOTALS	2,188		1,764	193,824

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	558.00	SF	5.20
2	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00
3	0478	VF 6 SLAT	0	0	0	0	168.00	LF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,764	118.0200	112.12	197,780	2018	2018	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 2024 Heated Area: 1414 HX Base Yr												
77089 CROSSCUT WAY, YULEE												

TOTAL OB/XF												
5,522												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			193,824
TOTAL MARKET OB/XF VALUE			5,522
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			249,346
SOH/AGL Deduction			0
ASSESSED VALUE			249,346
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			249,346
TOTAL JUST VALUE			249,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002508	CO ISSUED	0	03/09/2018
B1709743	NEW CONSTR	184,212	11/02/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2682/1396	11/30/2023	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 USP=[YR=2020] N12 W18 S12 E18\$ FSP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W13 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E22 N20 W22 S19\$ N8 W5 S8\$ N8 E5 N11 E22 N31\$.									