LOT 45
LUMBER CREEK PUD-PHASE 2
PBK 8/217

GRUBB DARREN W & STEPHANIE E
77012 BIRDSEYE CT
YULEE, FL 32097

2024

09-2N-27-1291-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

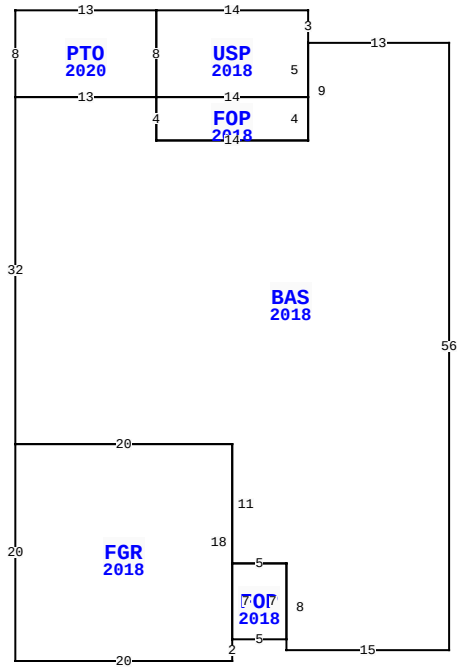
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,629	100	1,629	176,197
FGR	400	55	220	23,795
FOP	35	30	10	1,082
FOP	56	30	17	1,838
PTO	104	5	5	541
USP	112	30	34	3,678
TOTALS	2,336		1,915	207,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,915	116.1741	110.37	211,359	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1629 HX Base Yr 2022



77012 BIRDSEYE CT, 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		207,132
TOTAL MARKET OB/XF VALUE		8,733
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		265,865
SOH/AGL Deduction		16,076
ASSESSED VALUE		249,789
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		194,789
TOTAL JUST VALUE		265,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002540	CO ISSUED	0	03/12/2018
18004363	ADDITION	4,015	01/01/2018
B1709744	NEW CONSTR	209,154	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2467/1316	5/28/2021	WD	Q	I	02	268,000
GRANTOR: SHUBERT BRENDA & WILL						
GRANTEE: GRUBB DARREN W & ST						
2185/1227	3/16/2018	SW	Q	I	02	224,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: SHUBERT BRENDA & WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 USP=[YR=2018] N3 W14 PTO=[YR=2020] W13 S8 E13 N8$ S8 FOP=[YR=2018] S4E14 N4 W14$ E14 N5$ S9 W14 N4 W13 S32 FGR=[YR=2018] S20 E20 N2 FOP=[YR=2018] E5 N7 W5 S7$ N18 W20$ E20 S11 E5 S8 E15 N56 $.

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	0810	CONCRETE A	0	100	0	0	437.00	SF	6.50	6.50	100	2018	2018	3	97	2,755	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2018	2018	3	94	5,414	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 8,733

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 12/18/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS