



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	14	CARPET 70
Interior Floor	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	1,383	100	1,383	154,441
FGR	420	55	231	25,796
FOP	40	30	12	1,340
FOP	78	30	23	2,569
TOTALS	1,921		1,649	184,146

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,649	119.9520	113.95	187,904	2018	2018	0	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 1383 HX Base Yr														
77094 CROSSCUT WAY, YULEE														
BLD DATE 06/02/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		184,146	
TOTAL MARKET OB/XF VALUE		3,036	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		237,182	
SOH/AGL Deduction		0	
ASSESSED VALUE		237,182	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		237,182	
TOTAL JUST VALUE		237,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002806	CO ISSUED	0	03/19/2018
B1709751	NEW CONSTR	184,212	11/02/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2653/610	7/11/2023	SW U	I	I	11	100	
GRANTOR: SFR JV-2 PROPERTY LLC							
GRANTEE: SFR JV-2 2023-1 BOR							
2572/0847	6/21/2022	WD Q	I	I	01	350,100	
GRANTOR: SHAW DAMION RICARDO							
GRANTEE: SFR JV-2 PROPERTY L							

BUILDING NOTES														
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS														
BAS=[YR=2018] W13 FOP=[YR=2018] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2018] E5 FGR=[YR=2018] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.														