

TROUT ERIC ANDREW & MICHELE LOUISE
77074 CROSSCUT WAY
YULEE, FL 32097

09-2N-27-1292-0125-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover05COMP SHNGL 100
Interior Wall03DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

Stories
Units
Occupancy

2.002.100
0100NONE 100

QUALITY

Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4073.200

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS1,3861001,386151,759
FGR4555525027,374
FOP5430161,752
FOP8830262,847
FUS1,0361001,036113,436
STR48105547

TOTALS3,0672,719297,714

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000764.00SF5.205.20100202020203993,933
20463FENCE GATE00001.00UT300.00300.0010020202020396288
30476VF 6 SBPL0000216.00LF32.0032.00100202020203966,636

LAND DESCRIPTIONTOTAL OB/XF10,857

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPED TDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CSFR CNSVTN0PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE10/27/2020BY NWTotal Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,719116.4240110.60300,72120202020001.0099.00

SINGLE FAM - 0% - 0Heated Area: 2422HX Base Yr

FOP2020FUS2020STR2020BAS2020FGR2020

BLD DATE06/02/2022NW LGL DATEXF DATELAND DATEINC DATEAG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE297,714
TOTAL MARKET OB/XF VALUE10,857
TOTAL LAND VALUE - MARKET50,000
TOTAL MARKET VALUE358,571
SOH/AGL Deduction14,040
ASSESSED VALUE344,531
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE344,531
TOTAL JUST VALUE358,571
NCON VALUE0
INCOME VALUEPREVIOUS YEAR MKT VALUE372,339

PERMIT NUMDESCRIPTIONAMTISSUED

20008044CO ISSUED009/02/2020
20002193NEW CONSTR325,78204/03/2020

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CD SALE PRICE

2710/9395/03/2024WDQI01408,000

GRANTOR: PARK MARLENE
GRANTEE: TROUT ERIC ANDREW &
2396/01319/04/2020SWQI01277,900
GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: FOWLER BRANDY & MAR

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2020] W11 BAS=[YR=2020] W16 S8 W13 S39 E13
FOP=[YR=2020] S1 E6 FGR=[YR=2020] S7 E21 N22 W7 N2 W4 S2 W5
L5 D6 S9\$ N9 W6 S8\$ N6 E6 N1 R5 U6 E5 N2 E4 S2 E7 N26 W11
N8\$ S8 E11 N8\$ PTR=E10 FUS=[YR=2020] S26 E13 STR=[YR=2020] E4
N12 W4 S12\$ N12 E11 S12 E16 N26 W11 N8 W16 S8 W13\$ W10\$.