LOT 128
LUMBER CREEK PUD-PHASE 3
OR 2226/853

**HINCKLEY RACHEL**
77062 CROSSCUT WAY
YULEE, FL 32097

**2024**

**09-2N-27-1292-0128-0000**

## 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 | 11 | CLAY TILE 70 |
| Interior Floo | 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 |

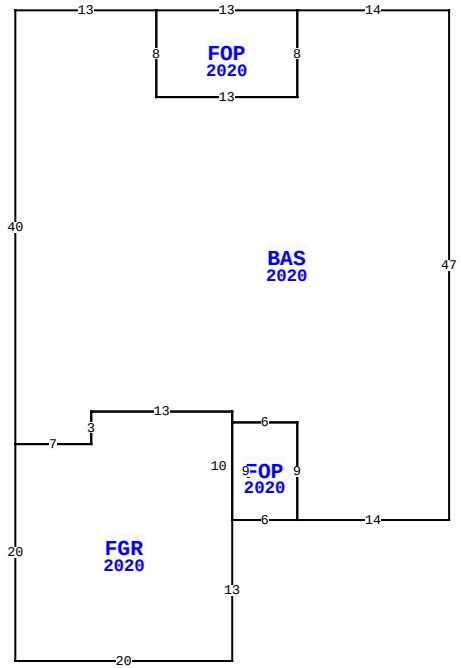
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,543 | 100 | 1,543 | 181,475 |
| FGR | 439 | 55 | 241 | 28,345 |
| FOP | 54 | 30 | 16 | 1,882 |
| FOP | 104 | 30 | 31 | 3,646 |
| TOTALS | 2,140 | | 1,831 | 215,348 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,831 | 125.0550 | 118.80 | 217,523 | 2020 | 2020 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM – 100% - 2021 Heated Area: 1543 HX Base Yr 2021




77062 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 | | 215,348 |
| TOTAL MARKET OB/XF VALUE | | 3,454 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 268,802 |
| SOH/AGL Deduction | | 55,113 |
| ASSESSED VALUE | | 213,689 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 163,689 |
| TOTAL JUST VALUE | | 268,802 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 278,652 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20009350 | CO ISSUED | 0 | 10/07/2020 |
| 20004910 | NEW CONSTR | 213,237 | 07/26/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2402/1629 | 10/09/2020 | SW | Q | I | 01 | 241,900 |

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HINCKLEY RACHEL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2020] W14 FOP=[YR=2020] W13 S8 E13 N8$ S8 W13 N8 W13 S40 FGR=[YR=2020] S20 E20 N13 FOP=[YR=2020] E6 N9 W6 S9$ N10 W13 S3 W7$ E7 N3 E13 S1 E6 S9 E14 N47$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 671.00 | SF | 5.20 | 5.20 | 100 | 2020 | 2020 | 3 | 99 | 3,454 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,454

| 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 | 000135 | C | SFR CNSVTN | 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 10/12/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS