

LOT 132
LUMBER CREEK PUD-PHASE 3
OR 2226/853

BENDER THOMAS & STACEY
77046 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1292-0132-0000



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		4 100
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	1,842	100	1,842	210,532
FGR	462	55	254	29,031
FOP	42	30	13	1,486
FOP	128	30	38	4,343
TOTALS	2,474		2,147	245,392

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	657.00	SF	5.20	5.20	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	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	2,147	121.5249	115.45	247,871	2020	2020	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2021 Heated Area: 1842 HX Base Yr 2021											

77046 CROSSCUT WAY, YULEE											
BLD DATE 06/02/2022 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
3,382											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,392	
TOTAL MARKET OB/XF VALUE		3,382	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		298,774	
SOH/AGL Deduction		61,443	
ASSESSED VALUE		237,331	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		187,331	
TOTAL JUST VALUE		298,774	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010018	CO ISSUED	0	10/21/2020
20004919	NEW CONSTR	252,235	07/06/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2405/1986	10/23/2020	WD Q	I	01	
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: BENDER THOMAS & STA					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2020] W16 BAS=[YR=2020] W24 S40 FGR=[YR=2020] S22 E21					
N1 FOP=[YR=2020] E6 N7 W6 S7\$ N16 U2 R2 E2 N3 W6 L2 D2 W6					
N2 W11\$ E11 S2 E6 U2 R2 E6 S3 W2 L2 D2 S9 E6 S8 E13 N54					
W16 N8\$ S8 E16 N8\$.					