

SANDERS DARRYL JR &/BRIDGEFORTH JASMINE
77042 CROSSCUT WAY
YULEE, FL 32097

09-2N-27-1292-0133-0000



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	13	LVT/LAMNT 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	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	1,383	100	1,383	157,975
FGR	420	55	231	26,386
FOP	40	30	12	1,371
FOP	78	30	23	2,627
TOTALS	1,921		1,649	188,359

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	121.4514	115.38	190,262	2020	2020		0	0	1.00	99.00

1 SINGLE FAM - 100% - 2021
Heated Area: 1383
HX Base Yr 2021

Diagram showing building footprint and lot area with dimensions and labels BAS 2020, FOP 2020, FGR 2020.

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		188,359	
TOTAL MARKET OB/XF VALUE		3,459	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		241,818	
SOH/AGL Deduction		49,410	
ASSESSED VALUE		192,408	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		142,408	
TOTAL JUST VALUE		241,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,431	

PERMIT NUM DESCRIPTION AMT ISSUED

20010019 C0 ISSUED 0 10/21/2020

20004924 NEW CONSTR 194,166 07/06/2020

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2410/1537 11/05/2020 SW Q I 01 225,900

GRANTOR:LGI HOMES-FLORIDA LLC

GRANTEE:SANDERS DARRYL JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2020] E5 FGR=[YR=2020] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

TOTAL OB/XF

3,459

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