

LOT 135
LUMBER CREEK PUD-PHASE 3
OR 2226/853

JACKSON KATHERINE & ANGELA
77034 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1292-0135-0000



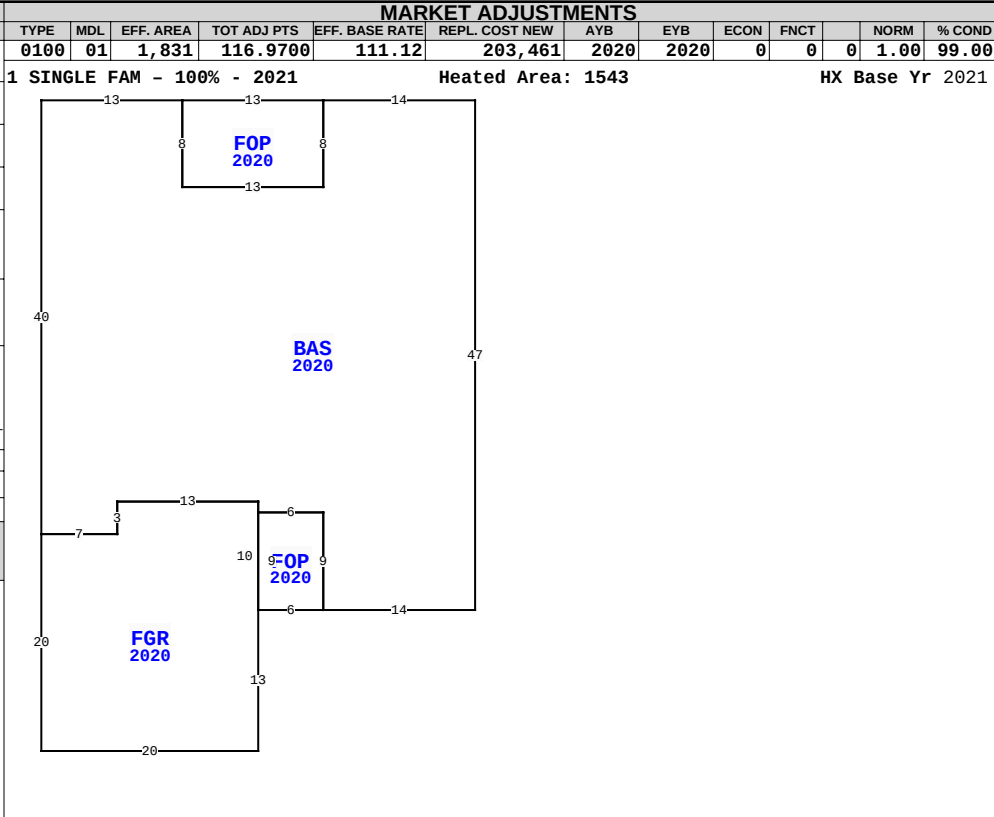
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	169,743
FGR	439	55	241	26,512
FOP	54	30	16	1,760
FOP	104	30	31	3,411

TOTALS	2,140		1,831	201,426
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	714.00	SF	5.20	5.20



BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

L N	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	714.00	SF	5.20	5.20	100	2020	2020	3	99	3,676	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										201,426									
TOTAL MARKET OB/XF VALUE										3,676									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										255,102									
SOH/AGL Deduction										52,272									
ASSESSED VALUE										202,830									
TOTAL EXEMPTION VALUE										50,000									
BASE TAXABLE VALUE										152,830									
TOTAL JUST VALUE										255,102									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										264,318									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010352	CO ISSUED	0	10/27/2020
20004929	NEW CONSTR	213,237	07/10/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/1064	11/12/2020	SW	Q	I	02	236,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: JACKSON KATHERINE &							

BUILDING NOTES									
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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\$.									