

LOT 137
LUMBER CREEK PUD-PHASE 3
OR 2226/853

LINK WILLIAM & ANNETTE/JOHNSON NICOLE
77026 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1292-0137-0000



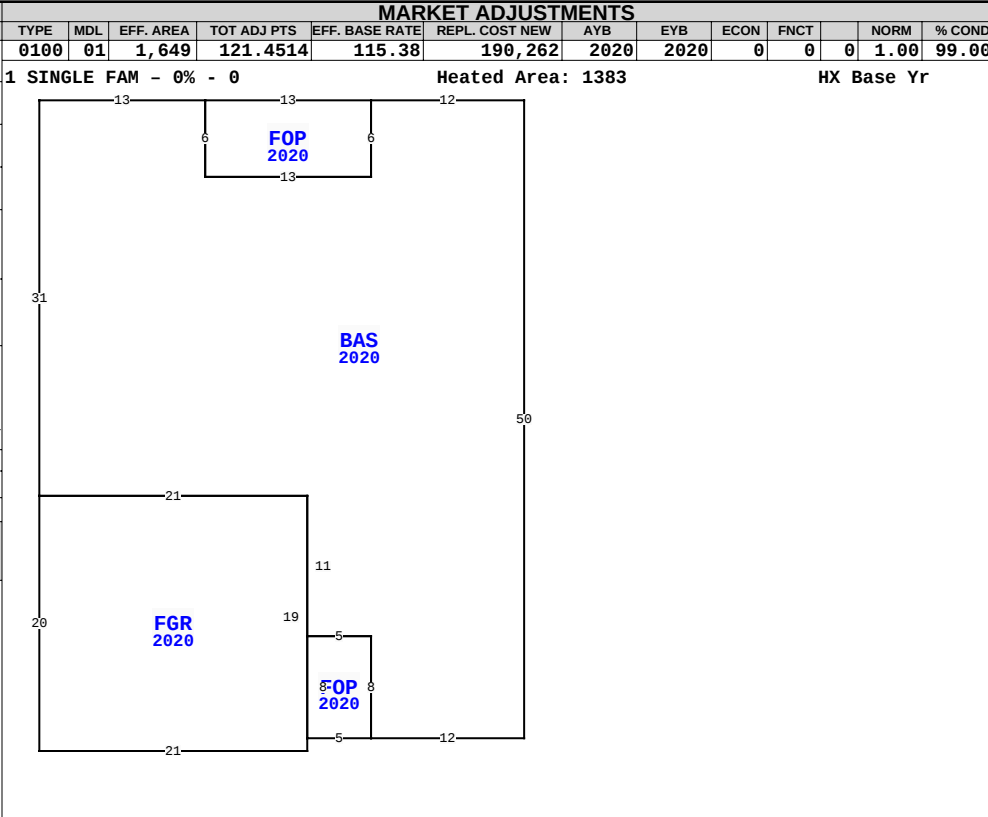
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	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
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	650.00	SF	5.20		



77026 CROSSCUT WAY, YULEE	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	0	0	0	650.00	SF	5.20		100	2020	2020	3	99	3,346	

LAND DESCRIPTION										TOTAL OB/XF							3,346		
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	L VA		
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00			
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REVIEW DATE 12/17/2020	BY NW	Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY												PAGE 1 of 1 4			
VALUATION SUMMARY												STANDARD			
VALUATION BY												Tax Group: 4			
Tax Dist:												Tax Dist:			
BUILDING MARKET VALUE												188,359			
TOTAL MARKET OB/XF VALUE												3,346			
TOTAL LAND VALUE - MARKET												50,000			
TOTAL MARKET VALUE												241,705			
SOH/AGL Deduction												7,414			
ASSESSED VALUE												234,291			
TOTAL EXEMPTION VALUE												0			
BASE TAXABLE VALUE												234,291			
TOTAL JUST VALUE												241,705			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												250,318			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012755	CO ISSUED	0	12/21/2020
20008078	NEW CONSTR	194,166	09/03/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2427/1007	12/31/2020	SW	Q	I	02	234,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: LINK WILLIAM & ANNE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W12 FOP=[YR=2020] W13 S6 E13 N6\$ S6 W13 N6 W13 S31 FGR=[YR=2020] S20 E21 N1 FOP=[YR=2020] E5 N8 W5 S8 \$ N19 W21\$ E21 S11 E5 S8 E12 N50\$.											