

LOT 139
LUMBER CREEK PUD-PHASE 3
OR 2226/853

JACKSON KATHRYN
77018 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1292-0139-0000



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 Floor	13	LVT/LAMMT 70
Interior Floor	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

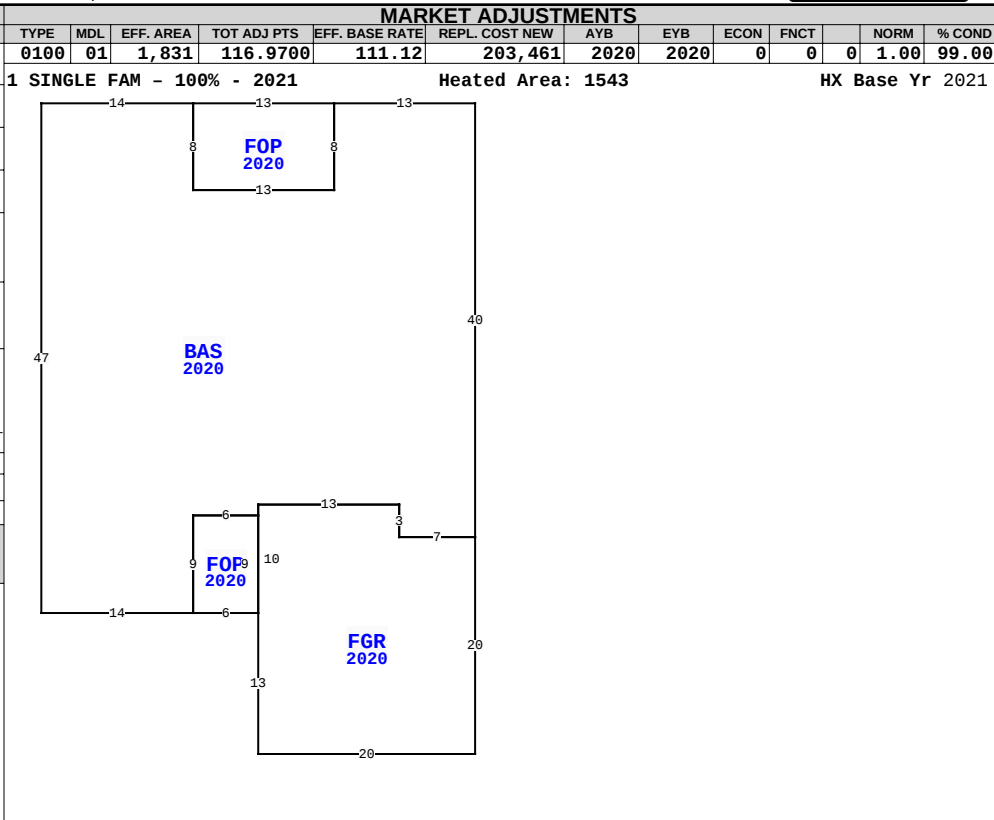
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4073.200
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	169,743
FGR	439	55	241	26,512
FOP	54	30	16	1,760
FOP	104	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	NOTES
1	0811	CONCRETE B	0 100	0	0	698.00	SF	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	698.00	SF	5.20	5.20	100	2020	2020	3	99	3,593	

LAND DESCRIPTION	TOTAL OB/XF 3,593															
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12/17/2020	BY	NW	Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
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VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		201,426	
TOTAL MARKET OB/XF VALUE		3,593	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		255,019	
SOH/AGL Deduction		52,235	
ASSESSED VALUE		202,784	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		152,784	
TOTAL JUST VALUE		255,019	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,235	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012936	CO ISSUED	0	12/28/2020
20008077	NEW CONSTR	213,237	09/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2426/1058	12/30/2020	SW	Q	I	01	239,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: JACKSON KATHRYN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 FOP=[YR=2020] W13 S8 E13 N8\$ S8 W13 N8 W14 S47 E14 FOP=[YR=2020] E6 FGR=[YR=2020] S13 E20 N20 W7 N3 W13 S10\$ N9 W6 S9\$ N9 E6 N1 E13 S3 E7 N40\$.									