

LOT 142
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HERRING DELVIN & TAMARA
77006 CROSSCUT WAY
YULEE, FL 32097

2024

09-2N-27-1292-0142-0000



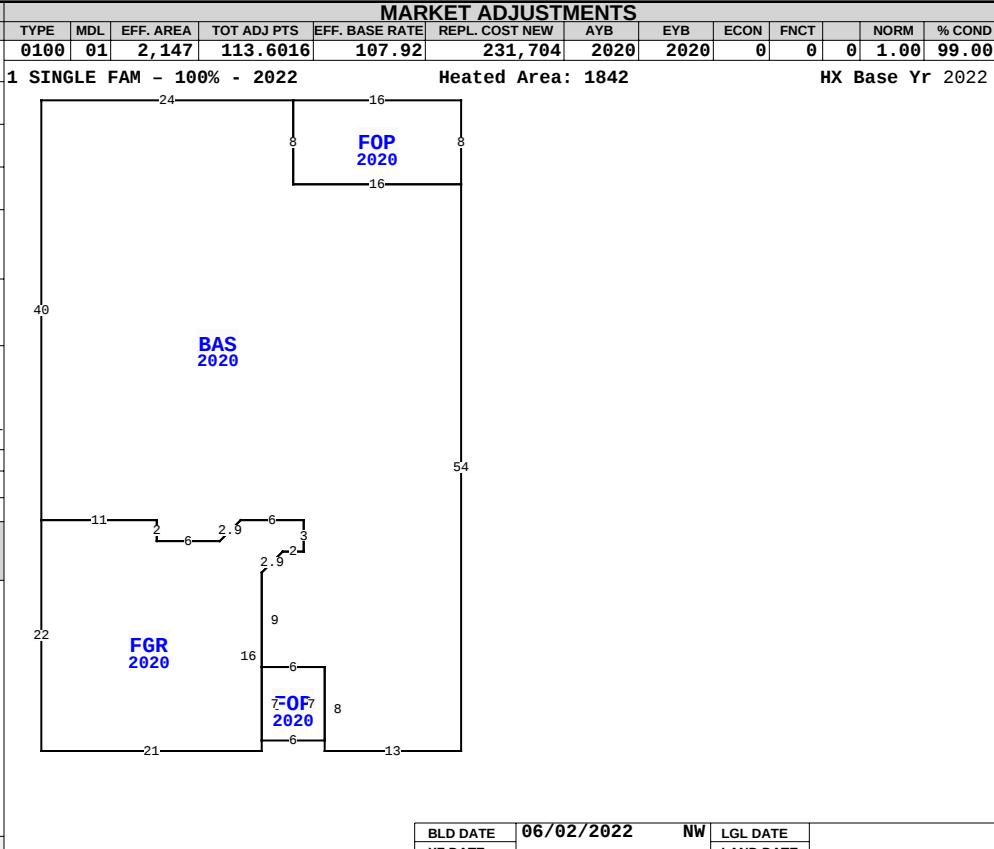
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	196,801
FGR	462	55	254	27,138
FOP	42	30	13	1,389
FOP	128	30	38	4,060
TOTALS	2,474		2,147	229,387

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	650.00	SF	5.20	5.20	100	2020	2020	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00



77006 CROSSCUT WAY, YULEE				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
650.00	SF	5.20	5.20	100	2020	2020	3	99	3,346	

TOTAL OB/XF													
3,346													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,387	
TOTAL MARKET OB/XF VALUE		3,346	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		282,733	
SOH/AGL Deduction		15,414	
ASSESSED VALUE		267,319	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		217,319	
TOTAL JUST VALUE		282,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		293,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010708	CO ISSUED	0	11/04/2020
20004941	NEW CONSTR	252,235	07/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2409/0730	11/10/2020	SW	Q	I	01	258,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HERRING DELVIN & TA

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\$.													