LOT 42
LUMBER CREEK PUD-PHASE 2
PBK 8/217

CPI/AMHERST SFR PRGRM OWNR LLC
5001 PLAZA ON THE LAKE, SUITE #200
AUSTIN, TX 78746

2025

09-2N-27-1291-0042-0000

BUILDING CHARACTERISTICS

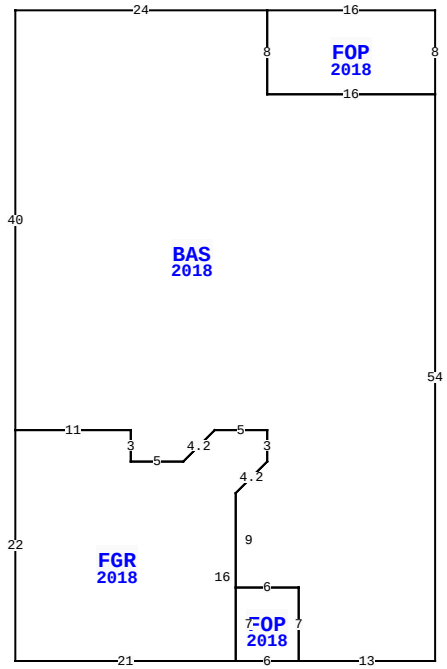
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2018	1,854	202,746
FGR	456	55	2018	251	27,448
FOP	42	30	2018	13	1,422
FOP	128	30	2018	38	4,155
TOTALS	2,480			2,156	235,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	112.1610	112.16	241,817	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1854 HX Base Yr



77101 CROSSCUT WAY, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	235,772
TOTAL MARKET OB/XF VALUE	3,036
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	288,808
SOH/AGL Deduction	0
ASSESSED VALUE	288,808
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,808
TOTAL JUST VALUE	288,808
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002803	CO ISSUED	0	03/19/2018
B1709741	NEW CONSTR	239,461	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1461	4/24/2019	SW	U	I	30	232,400
GRANTOR: FIREBIRD SFE 1 LLC						
GRANTEE: CPI/AMHERST SFR PRO						
2189/0350	4/05/2018	SW	Q	I	01	201,800
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: FIREBIRD SFE 1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S40 FGR=[YR=2018] S22 E21 FOP=[YR=2018] E6 N7 W6 S7$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8$ S8 E16 N8$.

EXTRA FEATURES

LN	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	602.00	SF	5.20	5.20	100	2018	2018	3	97	3,036	

LAND DESCRIPTION

TOTAL OB/XF 3,036

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS