LOT 46
LUMBER CREEK PUD-PHASE 2
PBK 8/217

CURLEY AMANDA J
77018 BIRDSEYE COURT
YULEE, FL 32097

2025

09-2N-27-1291-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

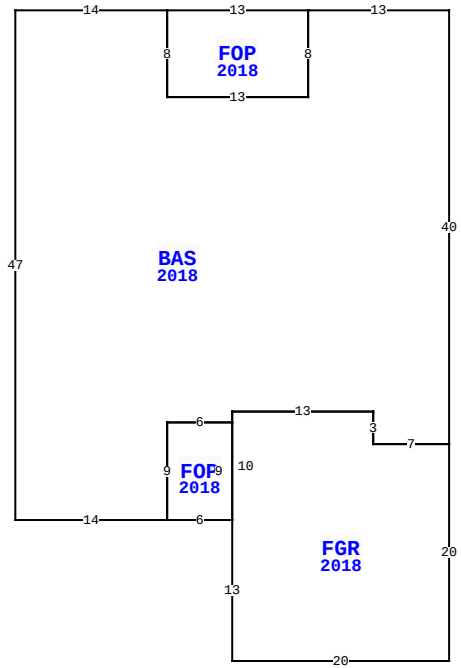
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4073.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2018	1,543	173,762
FGR	439	55	2018	241	27,140
FOP	54	30	2018	16	1,802
FOP	104	30	2018	31	3,491
TOTALS	2,140			1,831	206,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	115.5000	115.50	211,480	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1543 HX Base Yr



77018 BIRDSEYE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	206,193
TOTAL MARKET OB/XF VALUE	3,349
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	259,542
SOH/AGL Deduction	0
ASSESSED VALUE	259,542
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	259,542
TOTAL JUST VALUE	259,542
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002374	CO ISSUED	0	03/07/2018
B1709745	NEW CONSTR	202,328	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2319/0041	7/03/2019	QC	U	I	11	100
GRANTOR: GILLUM JERRY D						
GRANTEE: CURLEY AMANDA J						
2185/1328	3/22/2018	SW	Q	I	01	210,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: CURLEY AMANDA J & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W13 S8 E13 N8$ S8 W13 N8 W14 S47 E14 FOP=[YR=2018] E6 FGR=[YR=2018] S13 E20 N20 W7 N3 W13 S10$ N9 W6 S9$ N9 E6 N1 E13 S3 E7 N40$.

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	664.00	SF	5.20	5.20	100	2018	2018	3	97	3,349	

LAND DESCRIPTION

TOTAL OB/XF 3,349

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 12/17/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS