LOT 54
IN OR 2189/833
LUMBER CREEK PUD-PHASE 2

HAWKINS MYRON ANDERSON & HUGHETTA LEMAE
77086 CROSSCUT WAY
YULEE, FL 32097

2025

09-2N-27-1291-0054-0000

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		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

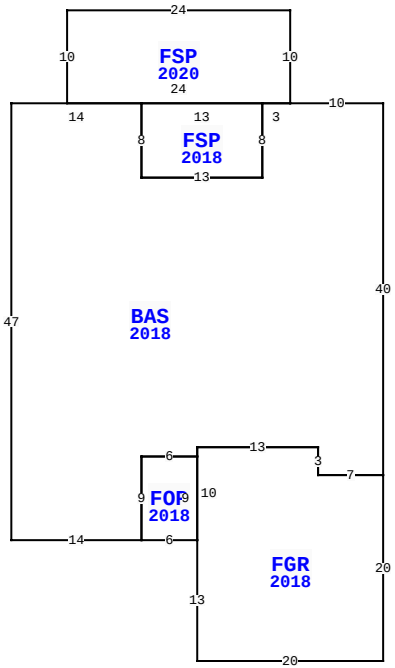
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2018	1,543	170,286
FGR	439	55	2018	241	26,597
FOP	54	30	2018	16	1,766
FSP	104	40	2018	42	4,635
FSP	240	40	2020	96	10,594
TOTALS	2,380			1,938	213,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	113.1900	113.19	219,362	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1543 HX Base Yr 2019



77086 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		213,878
TOTAL MARKET OB/XF VALUE		7,576
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		271,454
SOH/AGL Deduction		61,115
ASSESSED VALUE		210,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,617
TOTAL JUST VALUE		271,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002809	CO ISSUED	0	03/19/2018
B1709748	NEW CONSTR	202,328	11/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/0833	4/05/2018	SW	Q	I	01	214,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HAWKINS MYRON ANDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 FSP=[YR=2020] N10 W24 S10 E24$ W3
FSP=[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	100	0	0	598.00	SF	5.20	5.20	100	2018	2018	3	97	3,016	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560	

LAND DESCRIPTION

TOTAL OB/XF 7,576

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	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 03/10/2021 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS