



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
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NEIGHBORHOOD/LOC	4073.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2018	1,854	200,884
FGR	456	55	2018	251	27,197
FOP	42	30	2018	13	1,409
FOP	128	30	2018	38	4,117
TOTALS	2,480			2,156	233,606

EXTRA FEATURES					
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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	0	0	0	580.00	SF	5.20	5.20	100	2018	2018	3	97	2,926	

LAND DESCRIPTION																	
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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
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	03/10/2021	BY	NWA
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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	111.1320	111.13	239,596	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 0% - 0 Heated Area: 1854 HX Base Yr											

77090 CROSSCUT WAY, YULEE

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

TOTAL OB/XF											
2,926											

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
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

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY									
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VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		233,606
TOTAL MARKET OB/XF VALUE		2,926
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		286,532
SOH/AGL Deduction		0
ASSESSED VALUE		286,532
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		286,532
TOTAL JUST VALUE		286,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002808	CO ISSUED	0	03/19/2018
B1709749	NEW CONSTR	239,461	11/02/2017

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18002808	CO ISSUED	0	03/19/2018
B1709749	NEW CONSTR	239,461	11/02/2017

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 N54W16 N8\$ S8 E16 N8\$.						