LOT 122
LUMBER CREEK PUD-PHASE 3
OR 2226/853

HELMER THOMAS & MELINDA
77071 CROSSCUT WAY
YULEE, FL 32097

2025

09-2N-27-1292-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

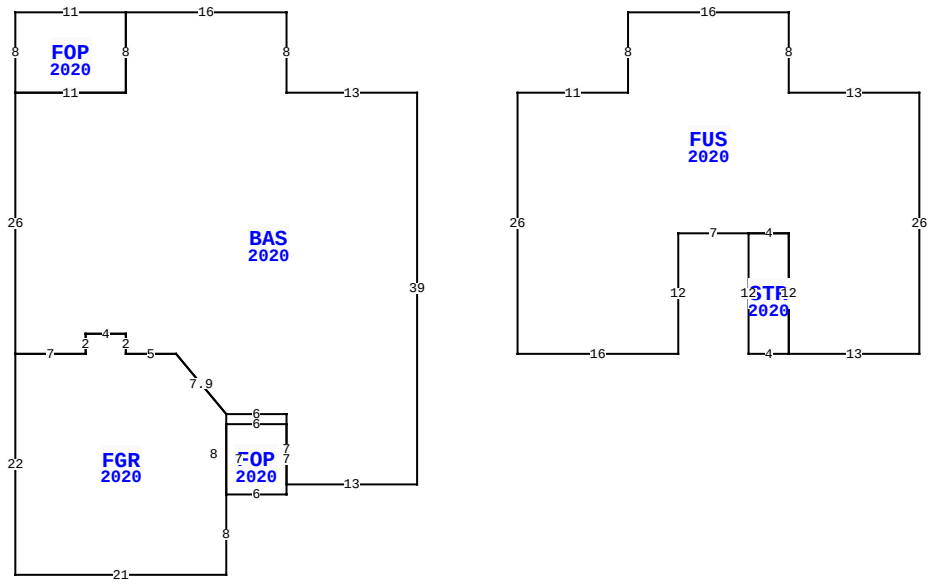
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2020	1,380	158,250
FGR	455	55	2020	250	28,668
FOP	42	30	2020	13	1,490
FOP	88	30	2020	26	2,982
FUS	1,036	100	2020	1,036	118,802
STR	48	10	2020	5	573
TOTALS	3,049			2,710	310,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	116.4240	116.42	315,498	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2416 HX Base Yr



77071 CROSSCUT WAY, 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	310,766
TOTAL MARKET OB/XF VALUE	8,635
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	369,401
SOH/AGL Deduction	0
ASSESSED VALUE	369,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,401
TOTAL JUST VALUE	369,401
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006912	CO ISSUED	0	08/05/2020
20002196	NEW CONSTR	325,782	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0086	8/07/2020	SW	Q	I	01	277,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: HELMER THOMAS & MEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 N8 W16 FOP=[YR=2020] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2020] S22 E21 N8 FOP=[YR=2020] E6 N7 W6 S7 $ N8 L5 U6 W5 N2 W4 S2 W7$ E7 N2 E4 S2 E5 R5 D6 E6 S7 E13 N39$ PTR=E10 FUS=[YR=2020] S26 E16 N12 E7 STR=[YR=2020] S12 E4 N12 W4$ E4 S12 E13 N26 W13 N8 W16 S8 W11$ W10$.

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	672.00	SF	5.20	5.20	100	2020	2020	3	98	3,425	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
3	0476	VF 6 SBPL	0	0	0	0	162.00	LF	32.00	32.00	100	2020	2020	3	95	4,925	

LAND DESCRIPTION

TOTAL OB/XF 8,635

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 11/02/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS