LOT 123
LUMBER CREEK PUD-PHASE 3
OR 2226/853

TACKETT TRAVIS & HEATHER
77082 CROSSCUT WAY
YULEE, FL 32097

2025

09-2N-27-1292-0123-0000

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 70
Interior Floo	14	CARPET 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

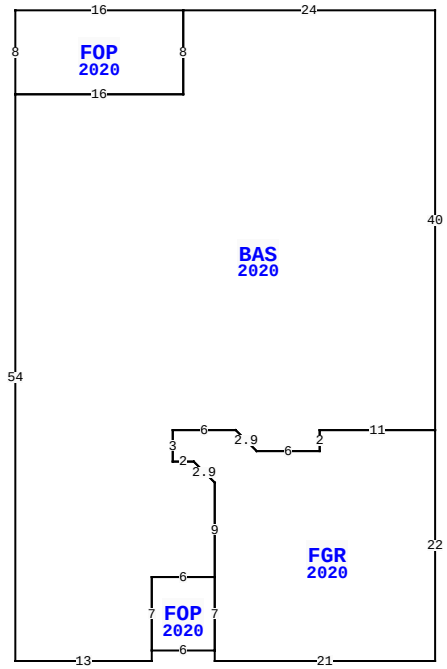
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,842	100	2020	1,842	220,482
FGR	462	55	2020	254	30,403
FOP	42	30	2020	13	1,556
FOP	128	30	2020	38	4,549
TOTALS	2,474			2,147	256,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	121.5249	121.52	260,903	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1842 HX Base Yr



77082 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	256,989
TOTAL MARKET OB/XF VALUE	3,170
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	310,159
SOH/AGL Deduction	0
ASSESSED VALUE	310,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,159
TOTAL JUST VALUE	310,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006914	CO ISSUED	0	08/05/2020
20002195	NEW CONSTR	252,235	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2389/1909	8/10/2020	SW	Q	I	01	254,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: TACKETT TRAVIS & HE

EXTRA FEATURES

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	622.00	SF	5.20	5.20	100	2020	2020	3	98	3,170	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=0,0] W24 S8 W16 S54 E13 N1 N7 E6 N9 U2L2 W2 N3 E6 D2R2 E6 N2 E11 N40 $
FOP=[YR=2020;ORIG=-24,0] W16 S8 E16 N8 $
FOP=[YR=2020;ORIG=-27,61] E6 N7 W6 S7 $
FGR=[YR=2020;ORIG=0,40] W11 S2 W6 U2L2 W6 S3 E2 D2R2 S9 S7 S1 E21 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,170

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	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 10/27/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS