LOT 124
LUMBER CREEK PUD-PHASE 3
OR 2226/853

SCHWEITZER CARLY
77078 CROSSCUT WAY
YULEE, FL 32097

2025

09-2N-27-1292-0124-0000

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		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

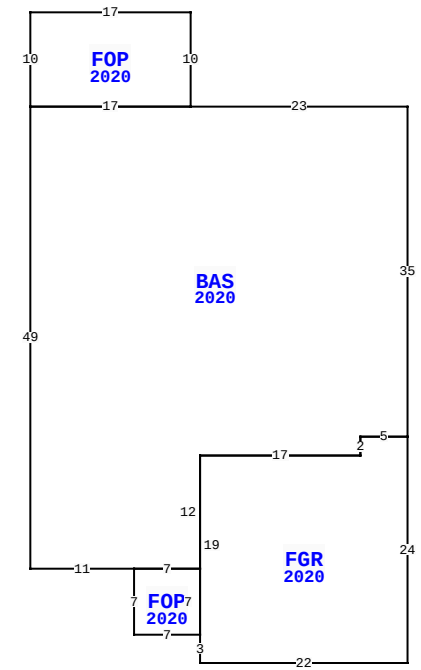
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2020	1,686	201,810
FGR	494	55	2020	272	32,557
FOP	49	30	2020	15	1,796
FOP	170	30	2020	51	6,105
TOTALS	2,399			2,024	242,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,024	121.5249	121.52	245,956	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 1686 HX Base Yr 2021



77078 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		242,267
TOTAL MARKET OB/XF VALUE		3,251
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		295,518
SOH/AGL Deduction		62,764
ASSESSED VALUE		232,754
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,032
TOTAL JUST VALUE		295,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006913	CO ISSUED	0	08/05/2020
20002194	NEW CONSTR	236,279	04/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2392/1369	8/21/2020	SW	Q	I	01	244,900

GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: SCHWEITZER CARLY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FOP=[YR=2020] N10 W17 S10 E17$ W17 S49 E11 FOP=[YR=2020] S7 E7 FGR=[YR=2020] S3 E22 N24 W5 S2 W17 S19$ N7 W7$ E7 N12 E17 N2 E5 N35$.

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	638.00	SF	5.20	5.20	100	2020	2020	3	98	3,251	

LAND DESCRIPTION

TOTAL OB/XF 3,251

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	000135	C	RES NATURAL	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 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