

TROUT ERIC ANDREW & MICHELE LOUISE
77074 CROSSCUT WAY
YULEE, FL 32097

09-2N-27-1292-0125-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories2.

Units2.100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOODLOC4073.200

TOTALS3,0552,716311,454

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDATE ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000764.00SF5.205.20100202020203983,893

20463FENCE GATE0100001.00UT300.00300.0010020202020395285

30476VF 6 SBPL010000216.00LF32.0032.00100202020203956,566

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,716116.4240116.42316,19720202020001.5098.50

1 SINGLE FAM - 100% - 2025Heated Area: 2422HX Base Yr 2025

FOP2020

FUS2020

STR2020

BAS2020

FGR2020

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE311,454

TOTAL MARKET OB/XF VALUE10,744

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE372,198

SOH/AGL Deduction0

ASSESSED VALUE372,198

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE316,476

TOTAL JUST VALUE372,198

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE358,571

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V I / RSNCDSALE PRICE

2710/9395/03/2024WDQI02408,000

GRANTOR: PARK MARLENE

GRANTEE: TROUT ERIC ANDREW &

2396/01319/04/2020SWQI01277,900

GRANTOR: LGI HOMES-FLORIDA LLC

GRANTEE: FOWLER BRANDY & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-11,0] W16 S8 W13 S39 E13 N6 E6 N1 U6R5 E5 N2 E4 S2 E7 N26 W11 N8 \$

FUS=[YR=2020;ORIG=11,8] S26 E13 N12 E7 E4 S12 E16 N26 W11 N8 W16 S8 W13 \$

FGR=[YR=2020;ORIG=-21,49] S7 E21 N22 W7 N2 W4 S2 W5 D6L5 S1 S8 \$

FOP=[YR=2020;ORIG=0,0] W11 S8 E11 N8 \$

FOP=[YR=2020;ORIG=-27,48] E6 N7 W6 S6 S1 \$

STR=[YR=2020;ORIG=31,34] E4 N12 W4 S12 \$

PTR=[ORIG=0,0] E10 W10 \$

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE10/27/2020BYNW

Total Acres: 0.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000

PRINTED 07/30/2025 BY SYS