

LOT 129
LUMBER CREEK PUD-PHASE 3
OR 2226/853

GRANT ANTHONY JR & SINETTE
77058 CROSSCUT WAY
YULEE, FL 32097

2025

09-2N-27-1292-0129-0000



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

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	667.00	SF	5.20

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	1.50	98.50
1 SINGLE FAM - 0% - 0 Heated Area: 1842 HX Base Yr											

77058 CROSSCUT WAY, YULEE										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
667.00	SF	5.20	5.20	100	2020	2020	3	98	3,399				
										</			

LAND DESCRIPTION										TOTAL OB/XF 3,399									
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	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										256,989									
TOTAL MARKET OB/XF VALUE										3,399									
TOTAL LAND VALUE - MARKET										50,000									
TOTAL MARKET VALUE										310,388									
SOH/AGL Deduction										0									
ASSESSED VALUE										310,388									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										310,388									
TOTAL JUST VALUE										310,388									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										298,826									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009470	CO ISSUED	0	10/08/2020
20004915	NEW CONSTR	252,235	07/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0655	10/27/2020	SW	Q	I	01	251,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: GRANT ANTHONY JR &						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2020] W24 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 S54 E13
N1 FOP=[YR=2020] E6 FGR=[YR=2020] S1 E21 N22 W11 S2 W6 U2
L2 W6 S3 E2 R2 D2 S16\$ N7 W6 S7\$ N7 E6 N9 L2 U2 W2 N3 E6
R2 D2 E6 N2 E11 N40\$.