LOT 130
LUMBER CREEK PUD-PHASE 3
OR 2226/853

WHITFIELD TERRY & TRACIE
77054 CROSSCUT WAY
YULEE, FL 32097

2025

09-2N-27-1292-0130-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

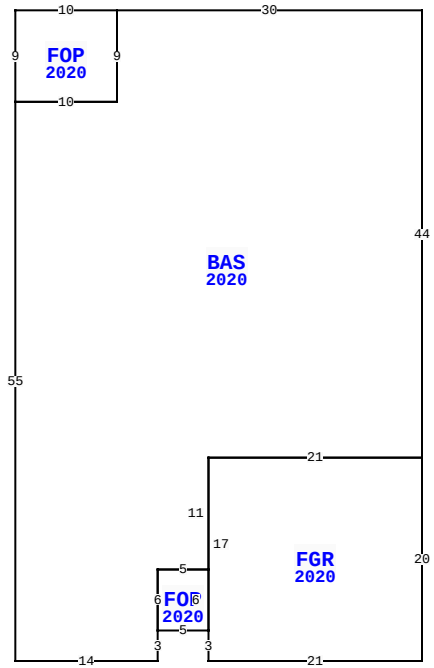
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2020	2,005	235,529
FGR	420	55	2020	231	27,136
FOP	30	30	2020	9	1,057
FOP	90	30	2020	27	3,172
TOTALS	2,545			2,272	266,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	119.2611	119.26	270,959	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2005 HX Base Yr 2025



77054 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		266,895
TOTAL MARKET OB/XF VALUE		3,328
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		320,223
SOH/AGL Deduction		0
ASSESSED VALUE		320,223
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,501
TOTAL JUST VALUE		320,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008959	CO ISSUED	0	09/28/2020
20004916	NEW CONSTR	265,655	07/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2708/1263	4/24/2024	WD	Q	I	01	355,000
GRANTOR: TAYLOR ERIC & MICHELL						
GRANTEE: WHITFIELD TERRY & T						
2398/1282	9/30/2020	SW	Q	I	01	263,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: TAYLOR ERIC & MICHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 FOP=[YR=2020] W10 S9 E10 N9$ S9 W10 S55 E14 N3 FOP=[YR=2020] E5 FGR=[YR=2020] S3 E21 N20 W21 S17$ N6 W5 S6$ N6 E5 N11 E21 N44$.

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	653.00	SF	5.20	5.20	100	2020	2020	3	98	3,328	

LAND DESCRIPTION

TOTAL OB/XF 3,328

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 10/12/2020 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS