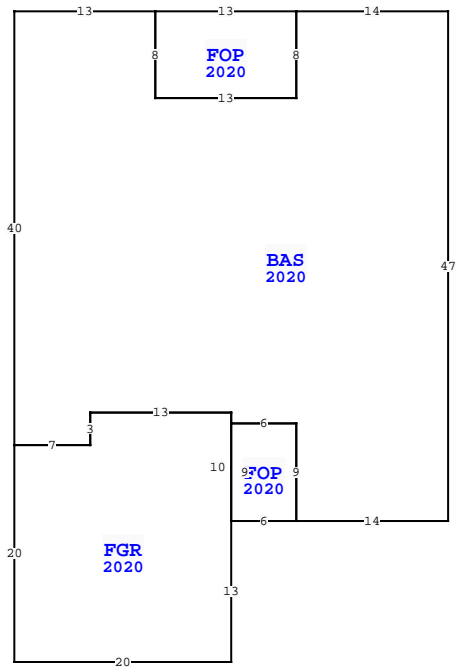




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,543	100	2020
FGR	439	55	2020
FOP	54	30	2020
FOP	104	30	2020
TOTALS	2,140		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,831	116.9700	116.97	214,172	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2021 Heated Area: 1543 HX Base Yr 2021											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			210,959
TOTAL MARKET OB/XF VALUE			3,639
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			264,598
SOH/AGL Deduction			55,886
ASSESSED VALUE			208,712
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			157,990
TOTAL JUST VALUE			264,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010352	CO ISSUED	0	10/27/2020
20004929	NEW CONSTR	213,237	07/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2409/1064	11/12/2020	SW	Q	I	02	236,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: JACKSON KATHERINE &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0			5.20	100	2020

BLD DATE	06/02/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
77034 CROSSCUT WAY, YULEE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FOP=[YR=2020] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2020] S20 E20 N13 FOP=[YR=2020] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							