



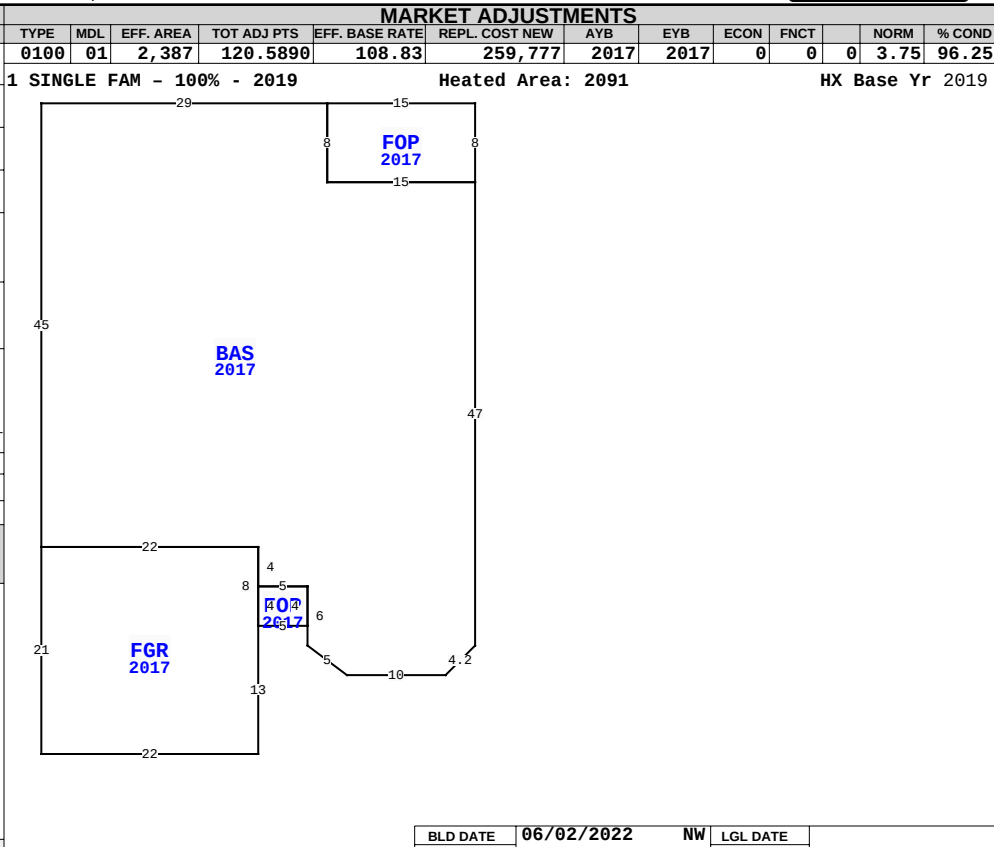
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2,091	219,030
FGR	462	55	254	26,606
FOP	20	30	6	629
FOP	120	30	36	3,771
TOTALS	2,693		2,387	250,035

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



78910 SADDLE CT, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
4,764											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	250,035		
TOTAL MARKET OB/XF VALUE	4,764		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	304,799		
SOH/AGL Deduction	93,832		
ASSESSED VALUE	210,967		
TOTAL EXEMPTION VALUE	HX HB XM 50,000		
BASE TAXABLE VALUE	160,967		
TOTAL JUST VALUE	304,799		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	261,200		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003700	CO ISSUED	0	04/26/2017
B1633506	NEW CONSTR	261,457	12/05/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2651/918	6/28/2023	WD	Q	I	01	365,000	
GRANTOR: GAVRISH CHRISTOPHER M							
GRANTEE: KWIEK PHILIP M & VI							
2117/0941	4/27/2017	SW	Q	I	01	215,200	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: GAVRISH CHRISTOPHER							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W15 BAS=[YR=2017] W29 S45 FGR=[YR=2017] S21 E22 N13 FOP=[YR=2017] E5 N4 W5 S4\$ N8 W22\$ E22 S4 E5 S6 D3 R4 E10 U3 R3 N47 W15 N8\$ S8 E15 N8\$.											