BLOCK A LOT 3
IN OR 2117/1604
LUMBER CREEK PHASE ONE REPLAT

BURKE CATHERINE ANN
78918 SADDLE COURT
YULEE, FL 32097

2023

09-2N-27-1290-000A-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

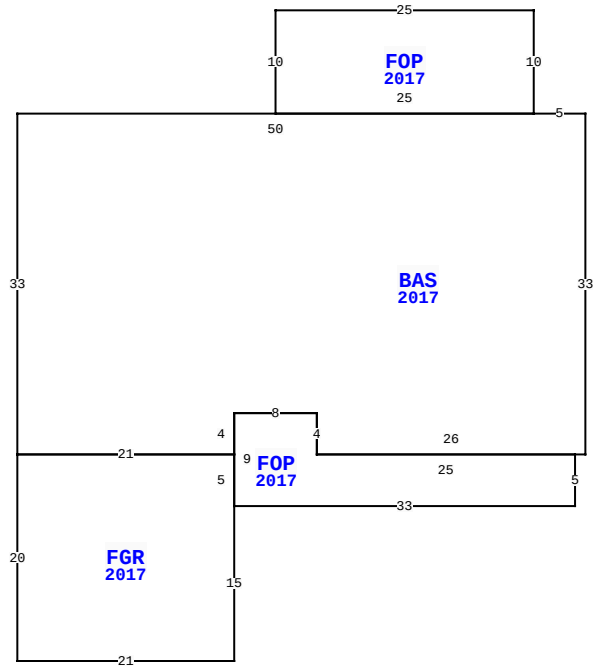
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,783	100	1,783	203,345
FGR	420	55	231	26,345
FOP	197	30	59	6,729
FOP	250	30	75	8,554
TOTALS	2,650		2,148	244,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	131.2955	118.49	254,517	2017	2017	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1783 HX Base Yr 2019



78918 SADDLE CT, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,973
TOTAL MARKET OB/XF VALUE		3,551
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		298,524
SOH/AGL Deduction		91,130
ASSESSED VALUE		207,394
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,394
TOTAL JUST VALUE		298,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003699	CO ISSUED	0	04/26/2017
B1633447	NEW CONSTR	224,664	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1604	5/01/2017	SW	Q	I	02	223,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BURKE CATHERINE ANN						
2077/0376	10/06/2016	WD	Q	V	05	194,500
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W5 FOP=[YR=2017] N10 W25 S10 E25$ W50 S33
FGR=[YR=2017] S20 E21 N15 FOP=[YR=2017] E33 N5 W25 N4 W8
S9$ N5 W21$ E21 N4 E8 S4 E26 N33$.

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	704.00	SF	5.20	5.20	100	2017	2017	3	97	3,551	

LAND DESCRIPTION

TOTAL OB/XF 3,551

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 03/16/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS