

BLOCK A LOT 7
IN OR 2124/1602
LUMBER CREEK PHASE ONE REPLAT

NOWLIN MICHAEL & NORMA
78042 SADDLE ROCK ROAD
YULEE, FL 32097

2023

09-2N-27-1290-000A-0070



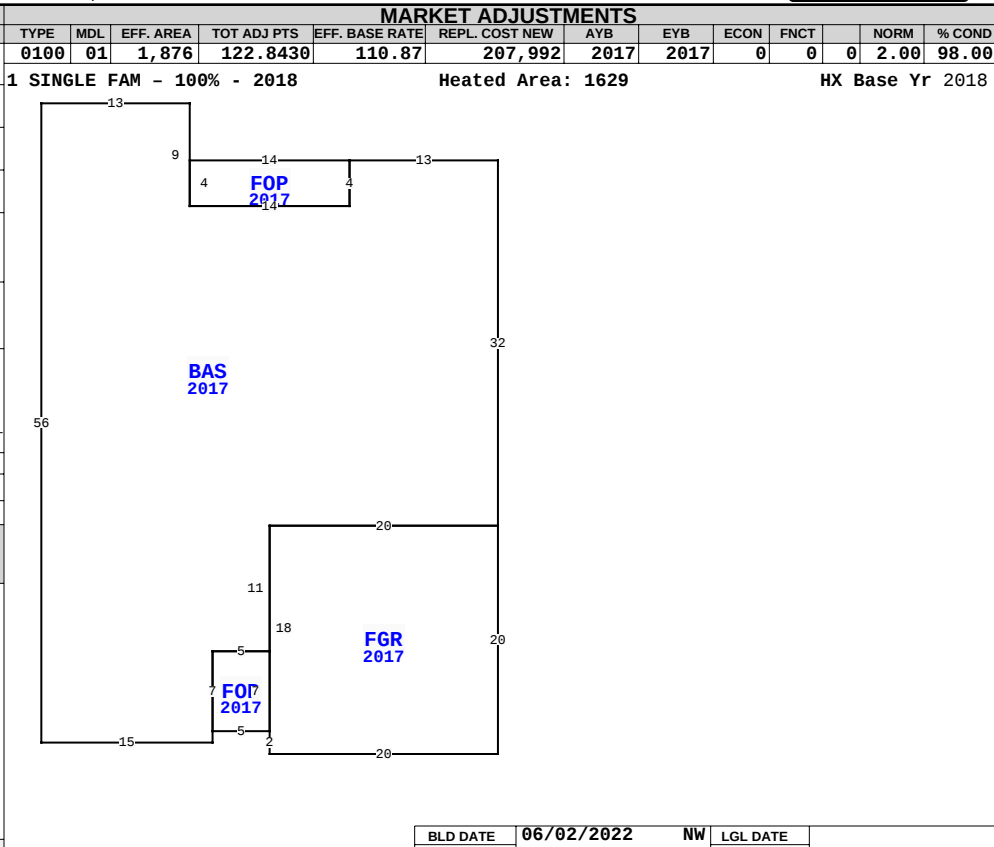
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,629	100	1,629	176,995
FGR	400	55	220	23,903
FOP	35	30	10	1,087
FOP	56	30	17	1,847
TOTALS	2,120		1,876	203,832

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	812.00	SF	5.20	5.20

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



78042 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
4,096									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					203,832				
TOTAL MARKET OB/XF VALUE					4,096				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					257,928				
SOH/AGL Deduction					79,551				
ASSESSED VALUE					178,377				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					128,377				
TOTAL JUST VALUE					257,928				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					222,236				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004674	CO ISSUED	0	05/26/2017
1700559	NEW CONSTR	205,048	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2124/1602	5/31/2017	SW	Q	I	01	209,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: NOWLIN MICHAEL & NO							
2072/0364	9/14/2016	SW	Q	V	05	1,155,000	
GRANTOR: TRG CFG PROJECT I LLC							
GRANTEE: LGI HOMES-FLORIDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W13 FOP=[YR=2017] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.									