

LOT 115
IN OR 2088/1057
LUMBER CREEK #1 PB 7/295 N/K/A

MURPHY AMY C & HINTON DONNA H
78328 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0115-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	

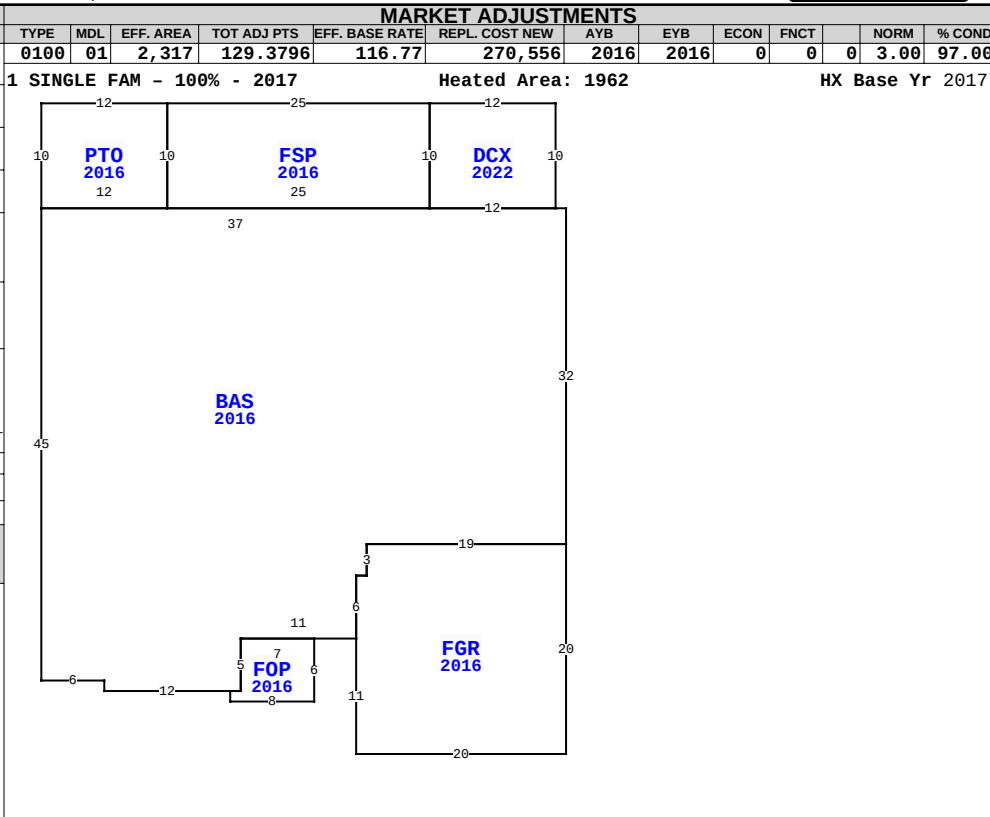
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	222,230
DCX	120	15	18	2,039
FGR	397	55	218	24,692
FOP	43	30	13	1,472
FSP	250	40	100	11,327
PTO	120	5	6	680

TOTALS	2,892		2,317	262,439
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	
2	0810	CONCRETE A	0 100	0	0	613.00	SF	6.50	
3	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	
5	0866	POOL FIBER	0 100	25	12	300.00	SF	72.00	
6	0811	CONCRETE B	0 100	0	0	555.00	SF	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

REVIEW DATE 11/18/2022 BY NW



78328 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2016	2016	3	97	359	
2	0810	CONCRETE A	0 100	0	0	613.00	SF	6.50	6.50	100	2016	2016	3	97	3,865	
3	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2022	2022	3	100	4,800	
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900	
5	0866	POOL FIBER	0 100	25	12	300.00	SF	72.00	72.00	100	2022	2022	3	100	21,600	
6	0811	CONCRETE B	0 100	0	0	555.00	SF	5.20	5.20	100	2022	2022	3	100	2,886	

TOTAL OB/XF										34,410									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				262,439	
TOTAL MARKET OB/XF VALUE				34,410	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				346,849	
SOH/AGL Deduction				108,213	
ASSESSED VALUE				238,636	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				188,636	
TOTAL JUST VALUE				346,849	
NCON VALUE				32,750	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				269,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008832	SWIM POOL	22,500	06/09/2022
B1632435	CO ISSUED	0	12/01/2016
B1632435	NEW CONSTR	245,393	06/02/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2088/1057	11/30/2016	SW	Q	I	01
GRANTOR: MARONDA HOMES INC OF					SALE PRICE 213,000
GRANTEE: MURPHY AMY C & DONN					
1994/0089	7/24/2015	SW	Q	V	05
GRANTOR: TRG CFG PROJECT I LLC					194,500
GRANTEE: MARONDA HOMES INC 0					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W1 DCX=[YR=2022] N10 W12 S10 E12\$ W12 FSP=[YR=2016] N10 W25 PTO=[YR=2016] W12 S10 E12 N10\$ S10 E25\$ W37 S45 E6 S1 E25 FOP=[YR=2016] S1 E8 N6 W7 S5 W1\$ E1 N5 E11 FGR=[YR=2016] S11 E20 N20 W19 S3 W1 S6\$ N6 E1 N3 E19 N32 \$.									

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