LOT 116
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

GENTRY WILLIAM K & BRENDA M
78286 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0116-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

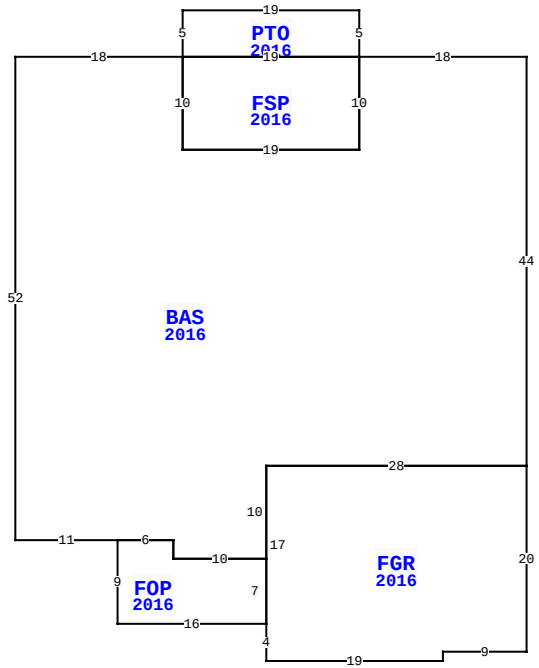
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2,466	267,213
FGR	579	55	318	34,458
FOP	124	30	37	4,009
FSP	190	40	76	8,235
PTO	95	5	5	542
TOTALS	3,454		2,902	314,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,902	123.7745	111.71	324,182	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2466 HX Base Yr 2023



78286 SADDLE ROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		314,457
TOTAL MARKET OB/XF VALUE		5,318
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		369,775
SOH/AGL Deduction		0
ASSESSED VALUE		369,775
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		314,775
TOTAL JUST VALUE		369,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531038	CO ISSUED	0	02/29/2016
B1531038	NEW CONSTR	306,161	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2564/0905	5/20/2022	WD	Q	I	02	440,000
GRANTOR: CURTIS ROGER T & KATH						
GRANTEE: GENTRY WILLIAM K &						
2032/1055	2/29/2016	WD	Q	I	01	252,900
GRANTOR: MARONDA HOMES INC OF						
GRANTEE: CURTIS ROGER T & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 PTO=[YR=2016] N5 W19 S5 FSP=[YR=2016] S10 E19 N10 W19$ E19$ S10 W19 N10 W18 S52 E11 FOP=[YR=2016] S9 E16 FGR=[YR=2016] S4 E19 N1 E9 N20 W28 S17$ N7 W10 N2 W6$ E6 S2 E10 N10 E28 N44$.

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	968.00	SF	5.20	5.20	100	2016	2016	3	97	4,883	
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2016	2016	3	97	435	

LAND DESCRIPTION

TOTAL OB/XF 5,318

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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS