

LOT 117
IN OR 2128/1470
LUMBER CREEK #1 PB 7/295 N/K/A

MEREDITH BRANDON W & ALISA L
78284 SADDLE ROCK ROAD
YULEE, FL 32097

2023

09-2N-27-1290-0117-0000



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	

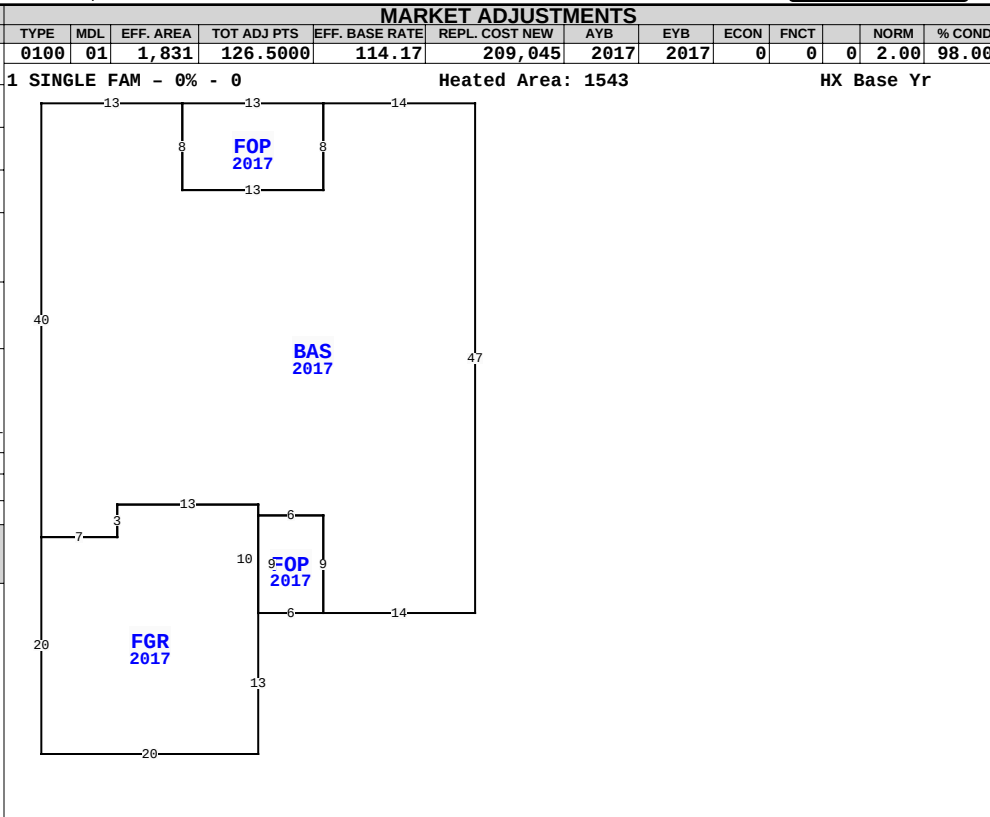
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	1,543	172,641
FGR	439	55	241	26,965
FOP	54	30	16	1,790
FOP	104	30	31	3,468

TOTALS	2,140		1,831	204,864
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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	0	777.00	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	0			0.00	0.00	1.00

REVIEW DATE 02/01/2023 BY NWA



78284 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	204,864								
TOTAL MARKET OB/XF VALUE	3,919								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	258,783								
SOH/AGL Deduction	37,327								
ASSESSED VALUE	221,456								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	221,456								
TOTAL JUST VALUE	258,783								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	223,014								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004887	CO ISSUED	0	06/02/2017
1700985	NEW CONSTR	198,588	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q Q	U I	V V	RSN CD	SALE PRICE
2128/1470	6/20/2017	SW	Q	I		01	204,900
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: MEREDITH BRANDON W							
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] W14 FOP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2017] S20 E20 N13 FOP=[YR=2017] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.									

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