LOT 128
IN OR 2136/1866
LUMBER CREEK #1 PB 7/295 N/K/A

MUSTAFA YAHYA OMAR JR
78160 SADDLE ROCK ROAD
YULEE, FL 32097

2023

09-2N-27-1290-0128-0000

BUILDING CHARACTERISTICS

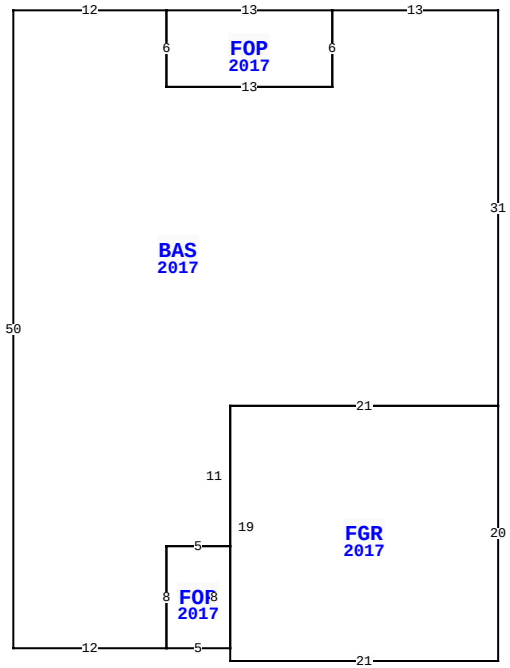
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,383	100	1,383	159,882
FGR	420	55	231	26,705
FOP	40	30	12	1,387
FOP	78	30	23	2,659
TOTALS	1,921		1,649	190,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	131.3760	118.57	195,522	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1383 HX Base Yr 2019



78160 SADDLE ROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,634
TOTAL MARKET OB/XF VALUE		3,445
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		244,079
SOH/AGL Deduction		75,005
ASSESSED VALUE		169,074
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,074
TOTAL JUST VALUE		244,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001823	CO ISSUED	0	03/07/2017
B1733681	NEW CONSTR	178,708	01/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1866	7/28/2017	SW	Q	I	01	194,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MUSTAFA YAHYA OMAR						
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

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W13 S6 E13 N6$ S6 W13 N6 W12 S50 E12 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19$ N8 W5 S8$ N8 E5 N11 E21 N31$.

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	683.00	SF	5.20	5.20	100	2017	2017	3	97	3,445	

LAND DESCRIPTION

TOTAL OB/XF 3,445

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 03/15/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS