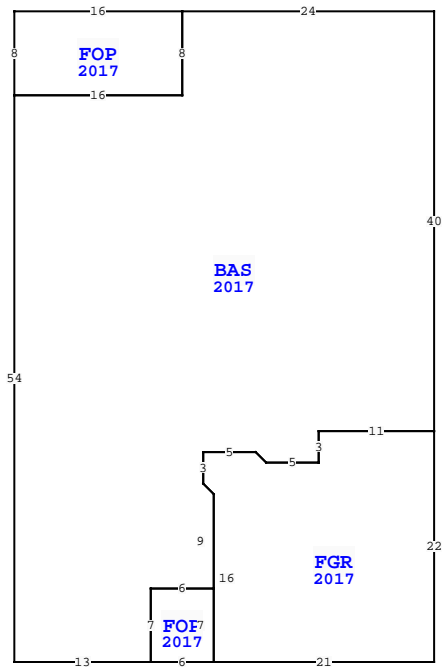




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	90
Exterior Wall	14	WD SHINGLE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating 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
BAS	1,870	100	1,870
FGR	440	55	242
FOP	42	30	13
FOP	128	30	38
TOTALS	2,480		2,163
			231,876

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	121.8287	109.95	237,822	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 0% - 2023 Heated Area: 1870 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			231,876
TOTAL MARKET OB/XF VALUE			3,495
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			285,371
SOH/AGL Deduction			0
ASSESSED VALUE			285,371
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			285,371
TOTAL JUST VALUE			285,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			245,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001888	CO ISSUED	0	03/09/2017
B1733679	NEW CONSTR	232,299	01/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2552/0228	3/24/2022	WD Q	Q	I	01	348,500
GRANTOR: WHITEHEAD JASON						
GRANTEE: HUNSAKER KEENAN SCO						
2119/1590	5/05/2017	SW Q	Q	I	01	224,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WHITEHEAD JASON						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	693.00	SF	5.20	5.20	100	2017

BLD DATE	06/02/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE
78126 SADDLE ROCK RD, YULEE			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S8 E16 N8 S8 W16 S54 E13 FOP=[YR=2017] E6 FGR=[YR=2017] E21 N22 W11 S3 W5 U1 L1 W5 S3 D1 R1 S16 S7 N7 W6 S7 S7 N7 E6 N9 U1 L1 N3 E5 D1 R1 E5 N3 E11 N40 S.											

LAND DESCRIPTION												TOTAL OB/XF												
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							