LOT 132
IN OR 2104/419
LUMBER CREEK #1 PB 7/295 N/K/A

STIER NICKOLAS JUDE & BRANDY M
78100 SADDLE ROCK RD
YULEE, FL 32097

**2023**

**09-2N-27-1290-0132-0000**

## BUILDING CHARACTERISTICS

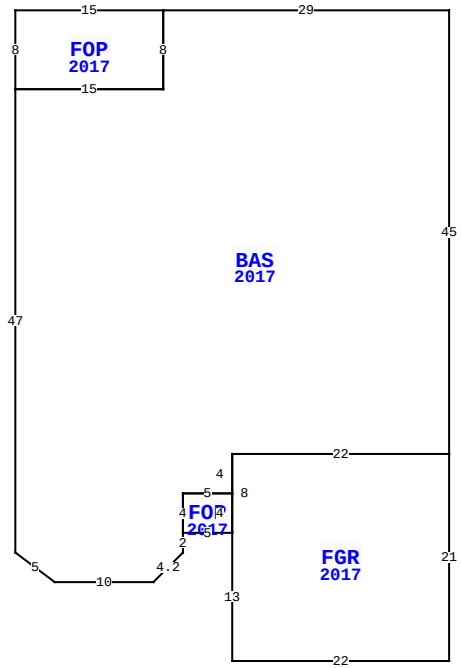
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 07 | CORK/VTILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,091 | 100 | 2,091 | 219,030 |
| FGR | 462 | 55 | 254 | 26,606 |
| FOP | 20 | 30 | 6 | 629 |
| FOP | 120 | 30 | 36 | 3,771 |
| TOTALS | 2,693 | | 2,387 | 250,035 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,387 | 120.5890 | 108.83 | 259,777 | 2017 | 2017 | 0 | 0 | 0 | 3.75 | 96.25 |

1 SINGLE FAM – 100% - 2019 Heated Area: 2091 HX Base Yr 2019




78100 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 | | 250,035 |
| TOTAL MARKET OB/XF VALUE | | 3,733 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 303,768 |
| SOH/AGL Deduction | | 92,813 |
| ASSESSED VALUE | | 210,955 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 160,955 |
| TOTAL JUST VALUE | | 303,768 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 261,221 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633206 | CO ISSUED | 0 | 02/24/2017 |
| B1633206 | NEW CONSTR | 261,457 | 10/14/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2104/0419 | 2/28/2017 | SW | Q | I | 01 | 208,300 |
| GRANTOR: ADAMS HOMES OF NW FLO | | | | | | |
| GRANTEE: STIER NICKOLAS JUDE | | | | | | |
| 2058/1376 | 7/13/2016 | WD | Q | V | 05 | 194,500 |
| GRANTOR: TRG CFG PROJECT I LLC | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W29 FOP=[YR=2017] W15 S8 E15 N8$ S8 W15 S47 D3 R4 E10 U3 R3 N2 FOP=[YR=2017] E5 FGR=[YR=2017] S13 E22 N21 W22 S8$ N4 W5 S4$ N4 E5 N4 E22 N45$.

## EXTRA FEATURES

| 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 740.00 | SF | 5.20 | 5.20 | 100 | 2017 | 2017 | 3 | 97 | 3,733 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,733

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 03/21/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS