LOT 133
IN OR 2193/1027
LUMBER CREEK #1 PB 7/295 N/K/A

MCDONALD BRANDON & KARI
78088 SADDLE ROCK ROAD
YULEE, FL 32097

2023

09-2N-27-1290-0133-0000

BUILDING CHARACTERISTICS

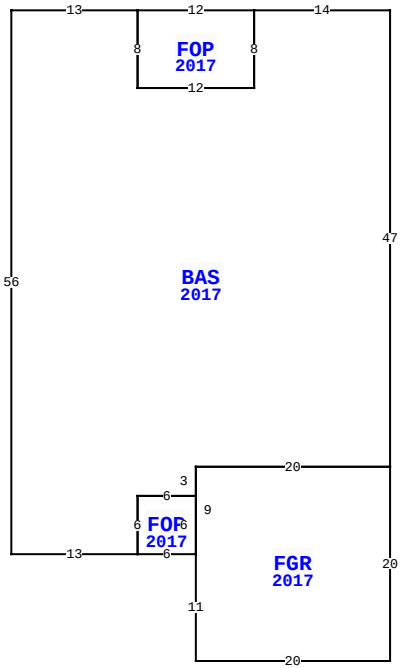
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,872	100	1,872	199,766
FGR	400	55	220	23,476
FOP	36	30	11	1,174
FOP	96	30	29	3,094
TOTALS	2,404		2,132	227,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,132	122.8430	110.87	236,375	2017	2017	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1872 HX Base Yr 2019



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

78088 SADDLE ROCK RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		227,511
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		281,001
SOH/AGL Deduction		85,615
ASSESSED VALUE		195,386
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,386
TOTAL JUST VALUE		281,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002569	CO ISSUED	0	03/28/2017
B1633505	NEW CONSTR	234,390	12/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1027	4/30/2018	WD	Q	I	01	229,000
GRANTOR: POOLE JAMES C & LAURE						
GRANTEE: MCDONALD BRANDON &						
2110/0173	3/28/2017	SW	Q	V	01	202,800
GRANTOR: ADAMS HOMES OF NW FLO						
GRANTEE: POOLE JAMES C & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FOP=[YR=2017] W12 S8 E12 N8$ S8 W12 N8 W13 S56 E13 FOP=[YR=2017] E6FGR=[YR=2017] S11 E20 N20 W20 S9$ N6 W6 S6$ N6 E6 N3 E20 N47$.

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	692.00	SF	5.20	5.20	100	2017	2017	3	97	3,490	

LAND DESCRIPTION

TOTAL OB/XF 3,490

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 03/16/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS