LOT 139
IN OR 2194/1728
LUMBER CREEK #1 PB 7/295 N/K/A

FAZIO SUELLEN & CARMEN
78010 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

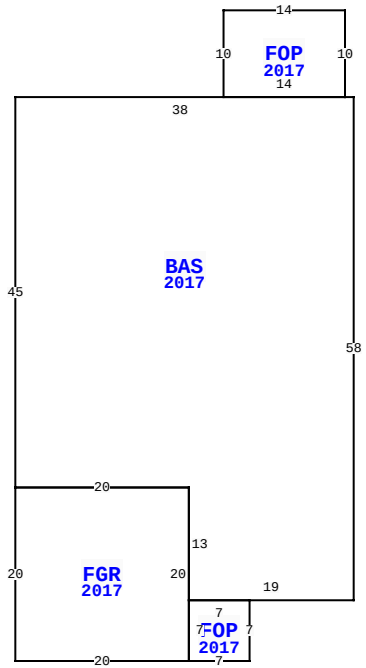
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,002	100	2,002	211,673
FGR	400	55	220	23,261
FOP	49	30	15	1,586
FOP	140	30	42	4,441
TOTALS	2,591		2,279	240,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	121.7160	109.85	250,348	2017	2017	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2019 Heated Area: 2002 HX Base Yr 2019



78010 SADDLE ROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		240,960
TOTAL MARKET OB/XF VALUE		3,490
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		294,450
SOH/AGL Deduction		89,845
ASSESSED VALUE		204,605
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		149,605
TOTAL JUST VALUE		294,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006450	FOUNDATION	32,504	04/25/2022
17008202	CO ISSUED	0	09/18/2017
17002766	NEW CONSTR	254,656	04/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/1728	5/01/2018	SW	Q	I	02	232,300
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: FAZIO SUELLEN & CAR						
2107/0469	12/29/2016	SW	U	V	11	11,700
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W1 FOP=[YR=2017] N10 W14 S10 E14$ W38 S45
FGR=[YR=2017] S20 E20 FOP=[YR=2017] E7 N7 W7 S7$ N20 W20$
E20 S13 E19 N58$.

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