

LOT 202
IN OR 2049/1857
LUMBER CREEK #1 PB 7/295 N/K/A

BEALE JAMES W JR & SUSAN M
78327 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0202-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 50
Exterior Wall	20 FACE BRICK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	08 SHT VINYL 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4073.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,298	100	1,298	129,766
FGR	462	55	254	25,393
FOP	108	30	32	3,199
FOP	150	30	45	4,499
FUS	1,474	100	1,474	147,361
STR	80	10	8	800

TOTALS	3,572	3,111	311,020
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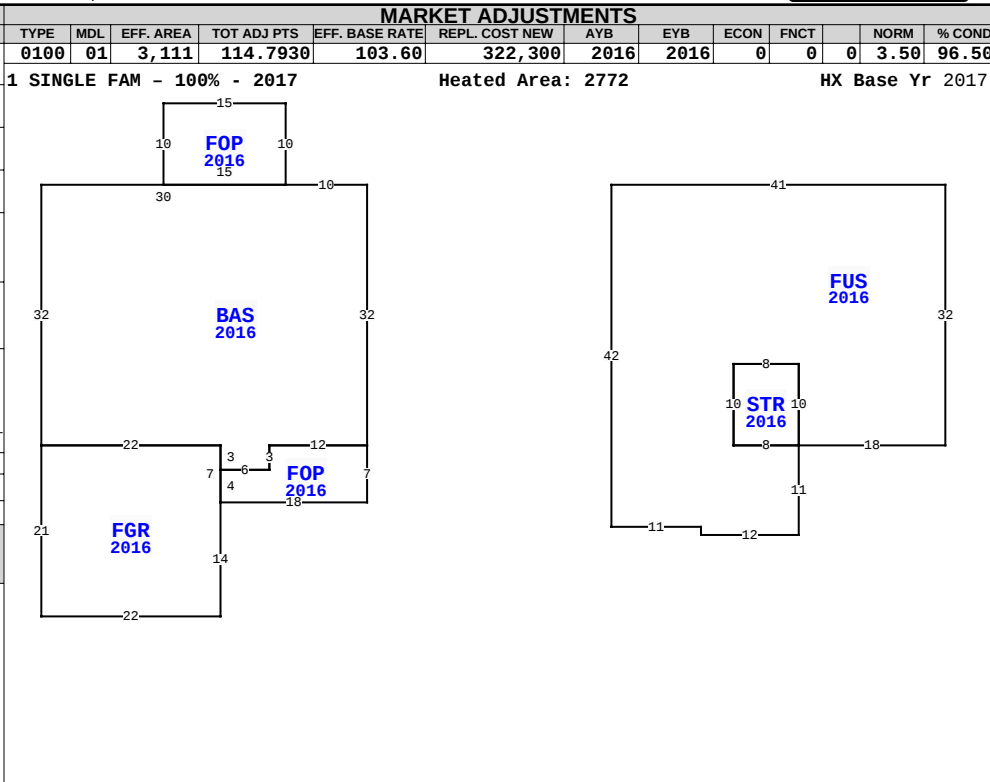
EXTRA FEATURES	
L N	OB/XF CODE

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	786.00	SF	5.20	5.20	100	2016	2016	3	97	3,965	
2	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2021	2021	3	98	7,526	
3	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2021	2021	3	98	23,990	
4	0855	CONC PAVER	0	100	0	0	826.00	SF	10.00	10.00	100	2021	2021	3	100	8,260	

LAND DESCRIPTION	
L N	USE CODE

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE	02/17/2021	BY	NW
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BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

78327 SADDLE ROCK RD, YULEE

TOTAL OB/XF		43,741
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Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		311,020
TOTAL MARKET OB/XF VALUE		43,741
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		404,761
SOH/AGL Deduction		140,757
ASSESSED VALUE		264,004
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		214,004
TOTAL JUST VALUE		404,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008449	SWIM POOL	35,000	09/15/2020
B1631765	CO ISSUED	0	05/27/2016
B1631765	NEW CONSTR	341,612	02/05/2016

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B1631765	NEW CONSTR	341,612	02/05/2016

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2016] W10 FOP=[YR=2016] N10 W15 S10 E15 \$ W30 S32	
FGR=[YR=2016] S21 E22 N14 FOP=[YR=2016] E18 N7 W12 S3 W6 S4	
\$ N7 W22 \$ E22 S3 E6 N3 E12 N32 \$PTR= E30 FUS=[YR=2016] E41	
S32 W18 STR=[YR=2016] N10 W8 S10 E8 \$ N10 W8 S10 E8 S11 W12	
N1 W11 N42 \$ W30\$.	