

LOT 203
IN OR 2098/277
LUMBER CREEK #1 PB 7/295 N/K/A

BEALE DAWN MARIE
78317 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0203-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	233,762
FGR	462	55	254	28,396
FOP	20	30	6	671
FSP	120	40	48	5,366
TOTALS	2,693		2,399	268,195

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	755.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,399	128.7034	116.15	278,644	2017	2017	0	0	3.75	96.25
1 SINGLE FAM - 100% - 2019 Heated Area: 2091 HX Base Yr 2019											
BLD DATE 06/02/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

78317 SADDLE ROCK RD, YULEE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											268,195
TOTAL MARKET OB/XF VALUE											11,530
TOTAL LAND VALUE - MARKET											50,000
TOTAL MARKET VALUE											329,725
SOH/AGL Deduction											98,235
ASSESSED VALUE											231,490
TOTAL EXEMPTION VALUE											50,000
BASE TAXABLE VALUE											181,490
TOTAL JUST VALUE											329,725
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											279,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP163550	CO ISSUED	0	01/20/2017
B1633070	NEW CONSTR	261,457	09/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2549/1680	3/18/2022	QC	U	I	11	100
GRANTOR: SMITH WILLIAM A						
GRANTEE: BEALE DAWN MARIE						
2098/0277	1/24/2017	SW	Q	I	01	214,700
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: SMITH WILLIAM A & D						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2017] W15 BAS=[YR=2017] W29 S45 FGR=[YR=2017] S21 E22 N13 FOP=[YR=2017] N4 E5 S4 W5\$ N8 W22\$ E22 S4 E5 S6 D3 R3 E10 U3 R4 N47 W15 N8\$ S8 E15 N8\$.											

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1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	