LOT 206
IN OR 2140/28
LUMBER CREEK #1 PB 7/295 N/K/A

OCANA FREDDIE A
78281 SADDLE ROACK ROAD
YULEE, FL 32097

2023

09-2N-27-1290-0206-0000

BUILDING CHARACTERISTICS

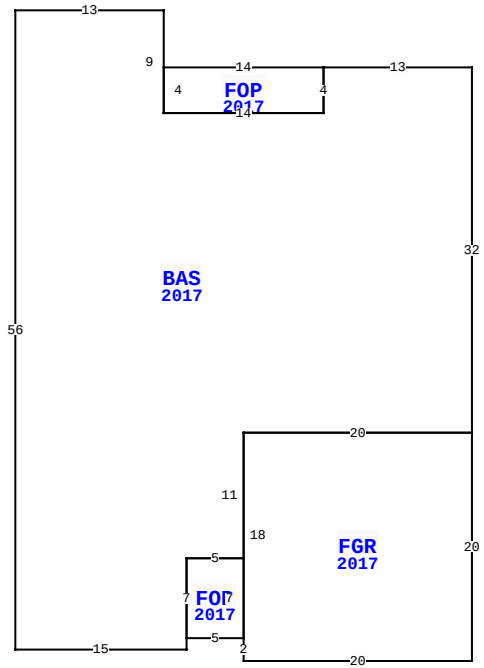
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,629	100	1,629	176,995
FGR	400	55	220	23,903
FOP	35	30	10	1,087
FOP	56	30	17	1,847
TOTALS	2,120		1,876	203,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	122.8430	110.87	207,992	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1629 HX Base Yr



78281 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	203,832
TOTAL MARKET OB/XF VALUE	3,309
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	257,141
SOH/AGL Deduction	36,953
ASSESSED VALUE	220,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,188
TOTAL JUST VALUE	257,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006289	CO ISSUED	0	07/14/2017
1700989	NEW CONSTR	198,588	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0028	8/08/2017	SW	Q	I	01	203,000
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: OCANA FREDDIE A						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W14 S4 E14 N4$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18$ N7 W5 S7$ N7 E5 N11 E20 N32$.

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	0	0	0	656.00	SF	5.20	5.20	100	2017	2017	3	97	3,309	

LAND DESCRIPTION

TOTAL OB/XF 3,309

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	000134	C	SFR POND	0			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