

LOT 207
IN OR 2135/523
LUMBER CREEK #1 PB 7/295 N/K/A

JACKSON TRAKETHIA SHACARRA
78263 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0207-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,388	100	1,388	147,722
FGR	425	55	234	24,904
FOP	42	30	13	1,384
FUS	1,165	100	1,165	123,989
STR	52	10	5	532

TOTALS	3,072		2,805	298,531
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	712.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0			0.00	0.00	1.00

REVIEW DATE 08/03/2017 BY SB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,805	120.3360	108.60	304,623	2017	2017	0	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0 Heated Area: 2553 HX Base Yr													

78263 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	0	712.00	SF	5.20		100	2017	2017	3	97	3,591	

TOTAL OB/XF										3,591						
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
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

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										298,531				
TOTAL MARKET OB/XF VALUE										3,591				
TOTAL LAND VALUE - MARKET										50,000				
TOTAL MARKET VALUE										352,122				
SOH/AGL Deduction										52,084				
ASSESSED VALUE										300,038				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										300,038				
TOTAL JUST VALUE										352,122				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										301,103				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006152	CO ISSUED	0	07/11/2017
1700997	NEW CONSTR	205,048	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2135/0523	7/18/2017	SW	Q	I	01	249,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: JACKSON TRAKETHIA S							
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									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W10 N8 W16 S8 W13 S39 E13 FOP=[YR=2017] S1 E6 FGR=[YR=2017] S9 E20 N22 W15 D6 L5 S7\$ N7 W6 S6\$ N6 E6 R5 U6 E15 N27\$ PTR=[YR=2017] E30 FUS=[YR=2017] E13 N8 E16 S8 E10 S27 W20 S6 W6 N6 STR=[YR=2017] N13 E4 S13 W4\$ E4 N13 W4 S13 W13 N27\$ W30\$.									

Common: 50,000 PRINTED 08/02/2023 BY SYS