

LOT 208
IN OR 2084/1302
LUMBER CREEK #1 PB 7/295 N/K/A

WILLIAMS DEBRA JEAN & RICKY J
78239 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0208-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	20	FACE BRICK 100	0100	01	2,388	130.8447	118.09	281,999	2016	2016	0	0	0	4.50	95.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 2092														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 70																												
Interior Floo	14	CARPET 30																												
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	2,092	100	2,092	235,927																										
FGR	462	55	254	28,645																										
FOP	20	30	6	677																										
FOP	120	30	36	4,060																										
TOTALS			2,694	2,388	269,309																									
EXTRA FEATURES			78239 SADDLE ROCK RD, YULEE																											
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	0810	CONCRETE A	0 100	18	4	72.00	SF	6.50	6.50	100	2016	2016	3	97	454															
2	0810	CONCRETE A	0 100	0	0	629.00	SF	6.50	6.50	100	2016	2016	3	97	3,966															
3	0462	ST/AL FNC	0 100	0	0	672.00	SF	10.00	10.00	100	2022	2022	3	100	6,720															
4	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900															
LAND DESCRIPTION																	TOTAL OB/XF 12,040													
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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS																														