LOT 210
IN OR 2184/1094
LUMBER CREEK #1 PB 7/295 N/K/A

STOWELL TODD A & JESSICA L
78197 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0210-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

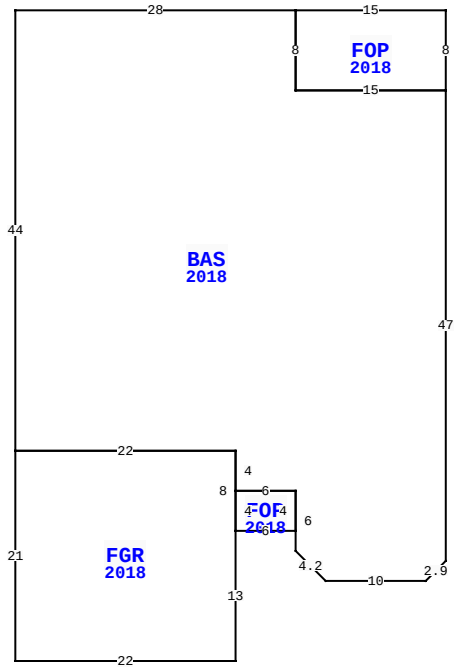
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,985	100	1,985	215,675
FGR	462	55	254	27,598
FOP	24	30	7	760
FOP	120	30	36	3,911
TOTALS	2,591		2,282	247,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	122.8430	110.87	253,005	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1985 HX Base Yr 2019



78197 SADDLE ROCK RD, YULEE

BLD DATE	06/02/2022 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		247,945
TOTAL MARKET OB/XF VALUE		3,771
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		301,716
SOH/AGL Deduction		93,945
ASSESSED VALUE		207,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,771
TOTAL JUST VALUE		301,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002174	CO ISSUED	0	03/01/2018
17007447	NEW CONSTR	264,232	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1094	3/15/2018	SW	Q	I	01	238,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: STOWELL TODD A & JE						
2107/0469	12/29/2016	SW	U	V	11	11,700
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 BAS=[YR=2018] W28 S44 FGR=[YR=2018] S21 E22 N13 FOP=[YR=2018] E6 N4 W6 S4$ N8 W22$ E22 S4 E6 S6 D3 R3 E10 U2 R2 N47 W15 N8$ S8 E15 N8$.

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	100	0	0	740.00	SF	5.20	5.20	100	2018	2018	3	98	3,771	

LAND DESCRIPTION

TOTAL OB/XF 3,771

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS