LOT 216
IN OR 2163/699
LUMBER CREEK #1 PB 7/295 N/K/A

RAJKUMAR RICARDAKUMAR & TAMILA
78075 SADDLE ROCK ROAD
YULEE, FL 32097

2023

09-2N-27-1290-0216-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

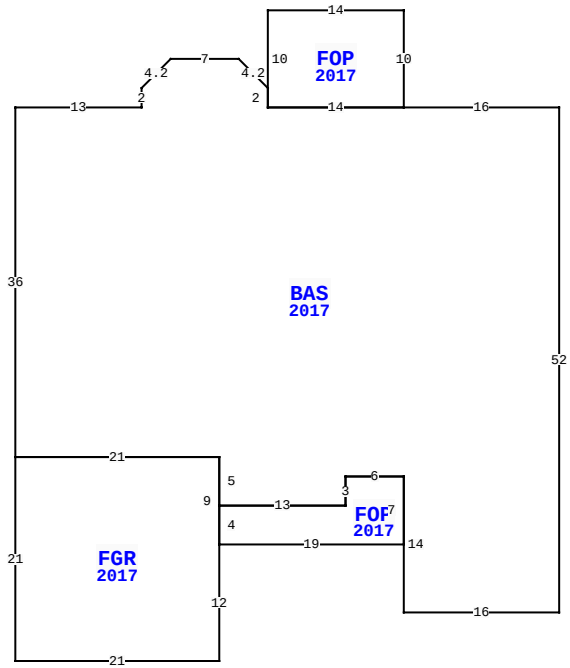
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,405	100	2,405	244,467
FGR	441	55	243	24,701
FOP	94	30	28	2,846
FOP	140	30	42	4,270
TOTALS	3,080		2,718	276,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,718	117.0240	105.61	287,048	2017	2017	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2019 Heated Area: 2405 HX Base Yr 2019



78075 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		276,284
TOTAL MARKET OB/XF VALUE		4,086
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		330,370
SOH/AGL Deduction		101,238
ASSESSED VALUE		229,132
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,132
TOTAL JUST VALUE		330,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010647	CO ISSUED	0	12/01/2017
17005255	NEW CONSTR	0	06/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2163/0699	12/06/2017	SW	Q	I	01	245,200
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: RAJKUMAR RICARDAKUM						
2058/1376	7/13/2016	WD	Q	V	05	194,500
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FOP=[YR=2017] N10 W14 S10 E14$ W14 N2 U3 L3 W7 L3 D3 S2 W13 S36 FGR=[YR=2017] S21 E21 N12 FOP=[YR=2017] E19 N7 W6 S3 W13 S4$ N9 W21$ E21 S5 E13 N3 E6 S14 E16 N52$.

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	810.00	SF	5.20	5.20	100	2017	2017	3	97	4,086	

LAND DESCRIPTION

TOTAL OB/XF 4,086

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 11/16/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS