LOT 217
IN OR 2170/818
LUMBER CREEK #1 PB 7/295 N/K/A

GREASER ROSEMARIE B
78061 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0217-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

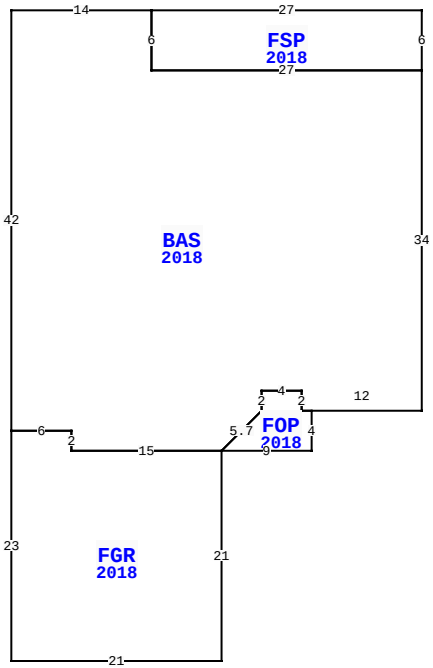
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,550	100	1,550	168,212
FGR	453	55	249	27,022
FOP	36	30	11	1,194
FSP	162	40	65	7,054
TOTALS	2,201		1,875	203,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,875	123.9700	111.88	209,775	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1550 HX Base Yr 2019



78061 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		203,482
TOTAL MARKET OB/XF VALUE		5,904
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		259,386
SOH/AGL Deduction		109,464
ASSESSED VALUE		149,922
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		94,922
TOTAL JUST VALUE		259,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000245	CO ISSUED	0	01/10/2018
17007723	NEW CONSTR	205,281	08/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2170/0818	1/10/2018	SW	Q	I	01	212,900
GRANTOR: ADAMS HOMES OF NW FLO						
GRANTEE: GREASER ROSEMARIE B						
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

FSP=[YR=2018] W27 BAS=[YR=2018] W14 S42 FGR=[YR=2018] S23 E21 N21 FOP=[YR=2018] E9 N4 W1 N2 W4 S2 D4 L4 $ W15 N2 W6$ E6 S2 E15 U4 R4 N2 E4 S2 E12 N34 W27 N6$ S6 E27 N6$.

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	770.00	SF	5.20	5.20	100	2018	2018	3	98	3,924	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 5,904

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 12/09/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS