LOT 220
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

OLDS JOSHUA D & JENNIFER A
78021 SADDLE ROCK RD
YULEE, FL 32097

2023

09-2N-27-1290-0220-0000

NASSAU COUNTY PROPERTY

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	07	CORK/VTILE 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

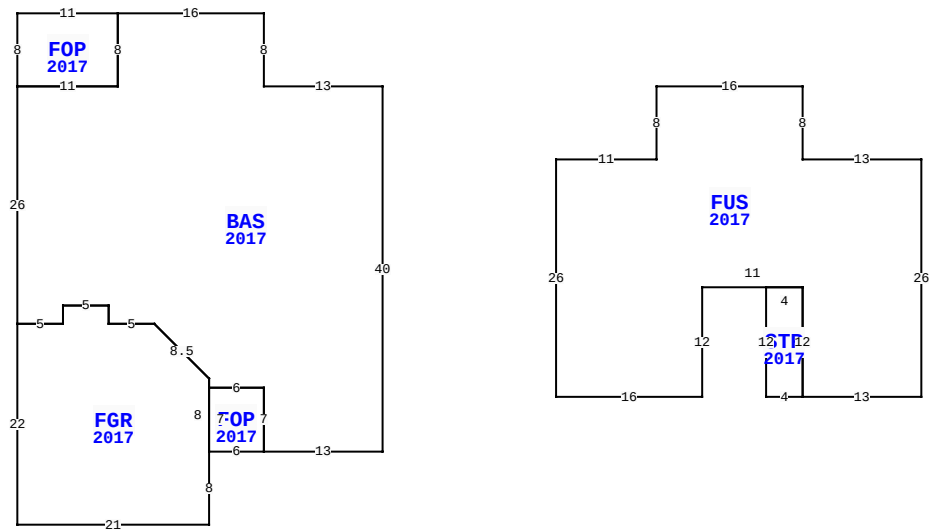
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	151,743
FGR	454	55	250	27,097
FOP	42	30	13	1,409
FOP	88	30	26	2,818
FUS	1,036	100	1,036	112,290
STR	48	10	5	542
TOTALS	3,068		2,730	295,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,730	122.5440	110.60	301,938	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2436 HX Base Yr 2020



78021 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		295,899
TOTAL MARKET OB/XF VALUE		3,591
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		349,490
SOH/AGL Deduction		108,790
ASSESSED VALUE		240,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,700
TOTAL JUST VALUE		349,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004781	CO ISSUED	0	05/31/2017
1700521	NEW CONSTR	301,450	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2291/1073	7/12/2019	WD	Q	I	01	270,000
GRANTOR: TIMNEY TRAVIS & LAURE						
GRANTEE: OLDS JOSHUA D & JEN						
2139/1734	8/04/2017	SW	Q	I	01	246,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: TIMNEY TRAVIS & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 N8 W16 FOP=[YR=2017] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2017] S22 E21 N8 FOP=[YR=2017] E6 N7 W6 S7$ N8 U6 L6 W5 N2 W5 S2 W5$ E5 N2 E5 S2 E5 D6 R6 S1 E6 S7 E13 N40$ PTR=[YR=2017] E30 FUS=[YR=2017] E16 S8 E13 S26 W13 STR=[YR=2017] W4 N12 E4 S12$ N12 W11 S12 W16 N26 E11 N8$ W30$.

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

LAND DESCRIPTION

TOTAL OB/XF 3,591

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2017 BY SB Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS