



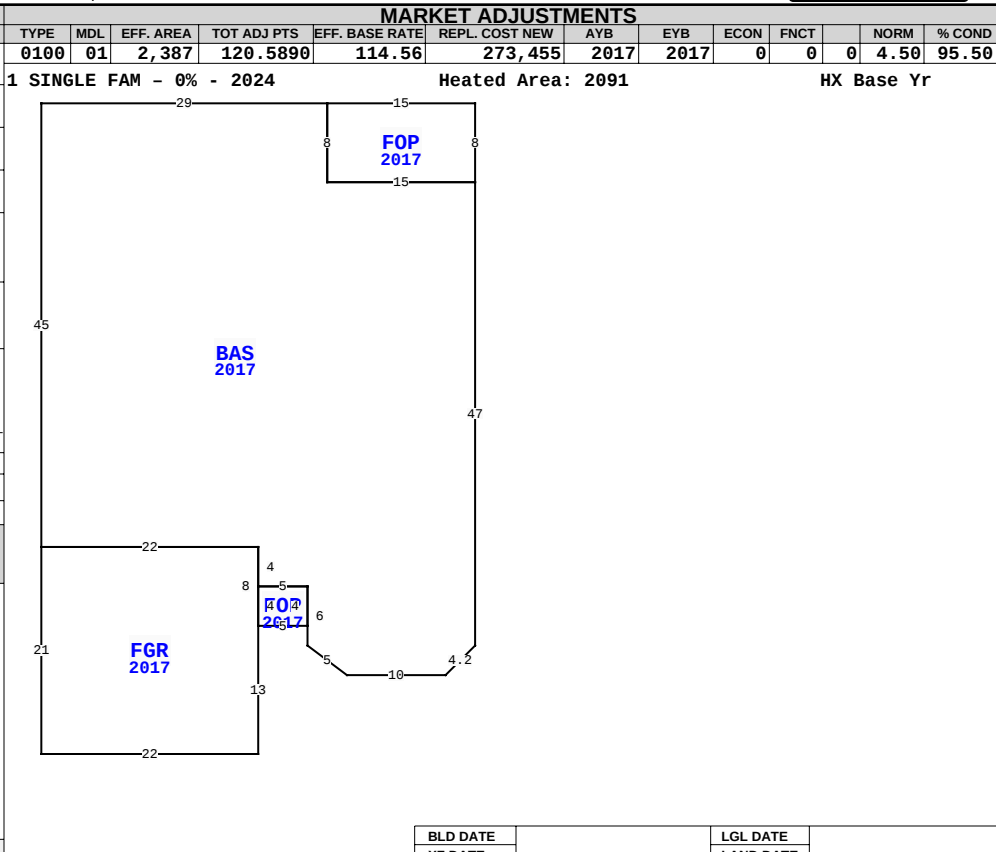
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,091	100	2,091	228,765
FGR	462	55	254	27,789
FOP	20	30	6	656
FOP	120	30	36	3,938
TOTALS	2,693		2,387	261,150

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	556.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	



78910 SADDLE CT, YULEE	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
4,764											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
261,150											
TOTAL MARKET OB/XF VALUE											
4,764											
TOTAL LAND VALUE - MARKET											
50,000											
TOTAL MARKET VALUE											
315,914											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
315,914											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
315,914											
TOTAL JUST VALUE											
315,914											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
304,799											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003700	CO ISSUED	0	04/26/2017
B1633506	NEW CONSTR	261,457	12/05/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2713/1134	5/21/2024	WD	Q	I	01	379,000	
GRANTOR: KWIEK PHILIP M & VICK							
GRANTEE: CRANFORD TYLER J &							
2651/918	6/28/2023	WD	Q	I	01	365,000	
GRANTOR: GAVRISH CHRISTOPHER M							
GRANTEE: KWIEK PHILIP M & VI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W15 BAS=[YR=2017] W29 S45 FGR=[YR=2017] S21 E22 N13 FOP=[YR=2017] E5 N4 W5 S4\$ N8 W22\$ E22 S4 E5 S6 D3 R4 E10 U3 R3 N47 W15 N8\$ S8 E15 N8\$.											