BLOCK A LOT 3
IN OR 2117/1604
LUMBER CREEK PHASE ONE REPLAT

BURKE CATHERINE ANN
78918 SADDLE COURT
YULEE, FL 32097

2024

09-2N-27-1290-000A-0030

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	11	CLAY TILE 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

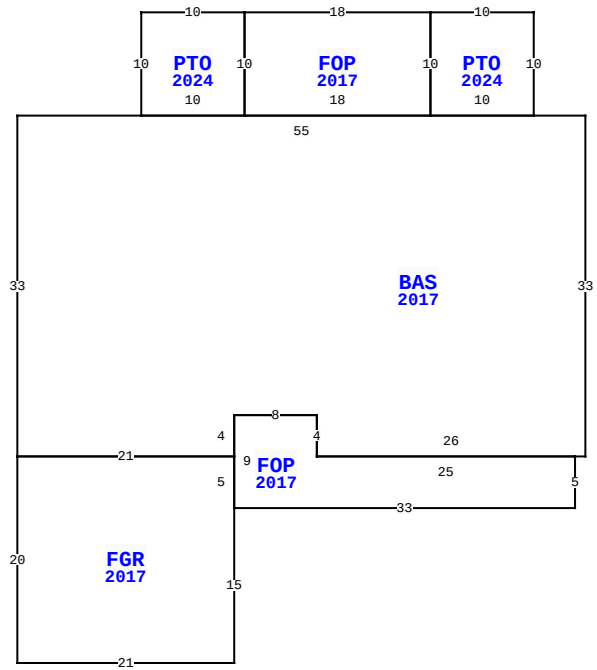
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	212,386
FGR	420	55	231	27,516
FOP	180	30	54	6,432
FOP	197	30	59	7,028
PTO	100	5	5	596
PTO	100	5	5	596
TOTALS	2,780		2,137	254,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	131.2955	124.73	266,548	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1783 HX Base Yr 2019



78918 SADDLE CT, 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		254,553
TOTAL MARKET OB/XF VALUE		3,551
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		308,104
SOH/AGL Deduction		94,488
ASSESSED VALUE		213,616
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		163,616
TOTAL JUST VALUE		308,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003699	CO ISSUED	0	04/26/2017
B1633447	NEW CONSTR	224,664	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1604	5/01/2017	SW	Q	I	02	223,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BURKE CATHERINE ANN						
2077/0376	10/06/2016	WD	Q	V	05	194,500
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W55 S33 E21 N4 E8 S4 E26 N33 $
FGR=[YR=2017;ORIG=-55,33] S20 E21 N15 N5 W21 $
FOP=[YR=2017;ORIG=-34,38] E33 N5 W25 N4 W8 S9 $
FOP=[YR=2017;ORIG=-15,0] N10 W18 S10 E18 $
PTO=[YR=2024;ORIG=-15,-10] E10 S10 W10 N10 $
PTO=[YR=2024;ORIG=-43,-10] E10 S10 W10 N10 $
.

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	704.00	SF	5.20	5.20	100	2017	2017	3	97	3,551	

LAND DESCRIPTION

TOTAL OB/XF 3,551

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS