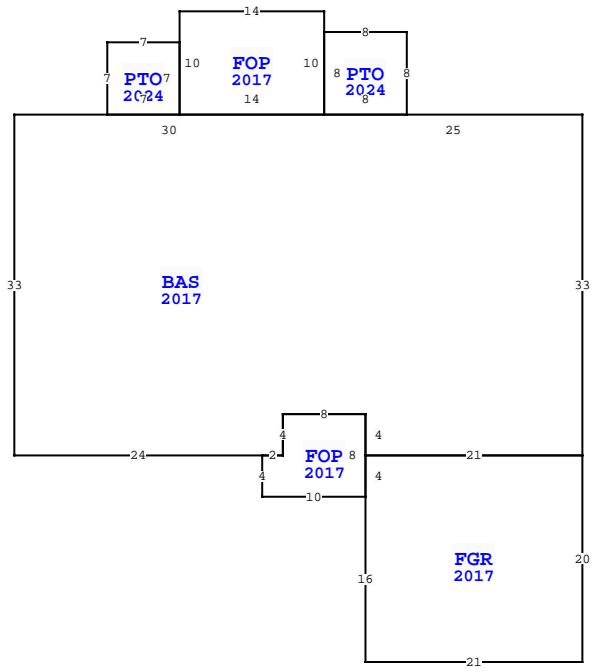


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,083	131.2955	124.73	259,813	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM - 100% - 2018 Heated Area: 1783 HX Base Yr 2018



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	72	30	22	2,621
FOP	140	30	42	5,003
PTO	49	5	2	238
PTO	64	5	3	357
TOTALS	2,528		2,083	248,121

EXTRA FEATURES																
L N	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			5.20	100	2017	2017	3	97	4,015	

78926 SADDLE CT, YULEE	BLD DATE 06/02/2022	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			248,121
TOTAL MARKET OB/XF VALUE			4,015
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			302,136
SOH/AGL Deduction			93,903
ASSESSED VALUE			208,233
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			158,233
TOTAL JUST VALUE			302,136
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003587	CO ISSUED	0	04/24/2017
B1633446	NEW CONSTR	222,142	11/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2496/0901	9/13/2021	WD	U	I	11	100	
GRANTOR: DEBEERS MARY JANE							
GRANTEE: DEBEERS JENNIFER M							
2117/1580	5/01/2017	SW	Q	I	02	225,000	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: DEBEERS MARY JANE							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017;ORIG=0,0] W25 W30 S33 E24 E2 N4 E8 S4 E21 N33 \$
FGR=[YR=2017;ORIG=-21,37] S16 E21 N20 W21 S4 \$
FOP=[YR=2017;ORIG=-25,0] N10 W14 S10 E14 \$
FOP=[YR=2017;ORIG=-31,33] S4 E10 N8 W8 S4 W2 \$
PTO=[YR=2024;ORIG=-25,-8] E8 S8 W8 N8 \$
PTO=[YR=2024;ORIG=-46,-7] E7 S7 W7 N7 \$

LAND DESCRIPTION	TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							