

BLOCK A LOT 6
IN OR 2581/1434
LUMBER CREEK PHASE ONE REPLAT

CHAIDES CHRISTOPHER & CRYSTAL LYNN
78913 SADDLE CT
YULEE, FL 32097

2024

09-2N-27-1290-000A-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 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		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	1,854	100	1,854	210,953
FGR	456	55	251	28,560
FOP	42	30	13	1,479
FOP	128	30	38	4,324
TOTALS	2,480		2,156	245,315

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
1	0810	CONCRETE A	0	0	0	468.00	SF	6.50	6.50	100	2017	2017	3	97

LAND DESCRIPTION														
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
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	2,156	122.8430	116.70	251,605	2017	2017	0	0	0	2.50	97.50		
1 SINGLE FAM - 0% - 2023 Heated Area: 1854 HX Base Yr														
78913 SADDLE CT, YULEE														

BLD DATE	06/02/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														PAGE 1 of 1
VALUATION BY														STANDARD
Tax Group: 4														Tax Dist:
BUILDING MARKET VALUE														245,315
TOTAL MARKET OB/XF VALUE														2,951
TOTAL LAND VALUE - MARKET														50,000
TOTAL MARKET VALUE														298,266
SOH/AGL Deduction														0
ASSESSED VALUE														298,266
TOTAL EXEMPTION VALUE														0
BASE TAXABLE VALUE														298,266
TOTAL JUST VALUE														298,266
NCON VALUE														0
INCOME VALUE														
PREVIOUS YEAR MKT VALUE														287,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004618	CO ISSUED	0	05/24/2017
1700545	NEW CONSTR	234,763	03/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2581/1434	7/20/2022	SW U	I	I	18	315,000			
GRANTOR: SECRETARY OF HOUSING									
GRANTEE: CHAIDES CHRISTOPHER									
2551/1398	3/08/2022	SW U	I	I	12	100			
GRANTOR: LOANDEPOT.COM LLC DBA									
GRANTEE: SECRETARY OF HOUSIN									

BUILDING NOTES														
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BUILDING DIMENSIONS														
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E6 N7 W6 S7\$ N16 U3 R3 N3 W5 D3 L3 W5 N3 W11\$ E11 S3 E5 U3 R3 E5 S3 D3 L3 S9 E6 S7 E13 N54 W16 N8\$ S8 E16 N8\$.														