BLOCK B LOT 6
IN OR 2125/317
LUMBER CREEK PHASE ONE REPLAT

BOND LINWOOD K JR & JUDY
78210 SADDLE ROCK RD
YULEE, FL 32097

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

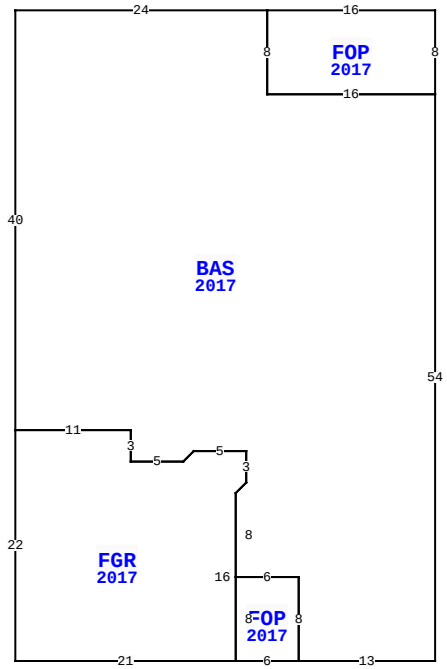
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,864	100	1,864	211,003
FGR	440	55	242	27,394
FOP	48	30	14	1,585
FOP	128	30	38	4,302
TOTALS	2,480		2,158	244,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,158	122.8430	116.70	251,839	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1864 HX Base Yr 2022



78210 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		244,284
TOTAL MARKET OB/XF VALUE		9,369
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		303,653
SOH/AGL Deduction		35,766
ASSESSED VALUE		267,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,887
TOTAL JUST VALUE		303,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002550	CO ISSUED	0	03/28/2017
1700461	NEW CONSTR	232,298	01/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2125/0317	5/31/2017	SW	Q	I	02	219,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: BOND LINWOOD K JR &						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E6 N8 W6 S8$ N16 U1 R1 N3 W5 D1 L1 W5 N3 W11$ E11 S3 E5 U1 R1 E5 S3 D1 L1 S8 E6 S8 E13 N54 W16 N8$ S8 E16 N8$.

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	647.00	SF	5.20	5.20	100	2017	2017	3	97	3,263	
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2022	2022	3	99	5,512	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 9,369

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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS