

LOT 114
IN OR 2132/809
LUMBER CREEK #1 PB 7/295 N/K/A

POTTINGER STEADMAN JAMES
78342 SADDLE ROCK RD
YULEE, FL 32097

2024

09-2N-27-1290-0114-0000



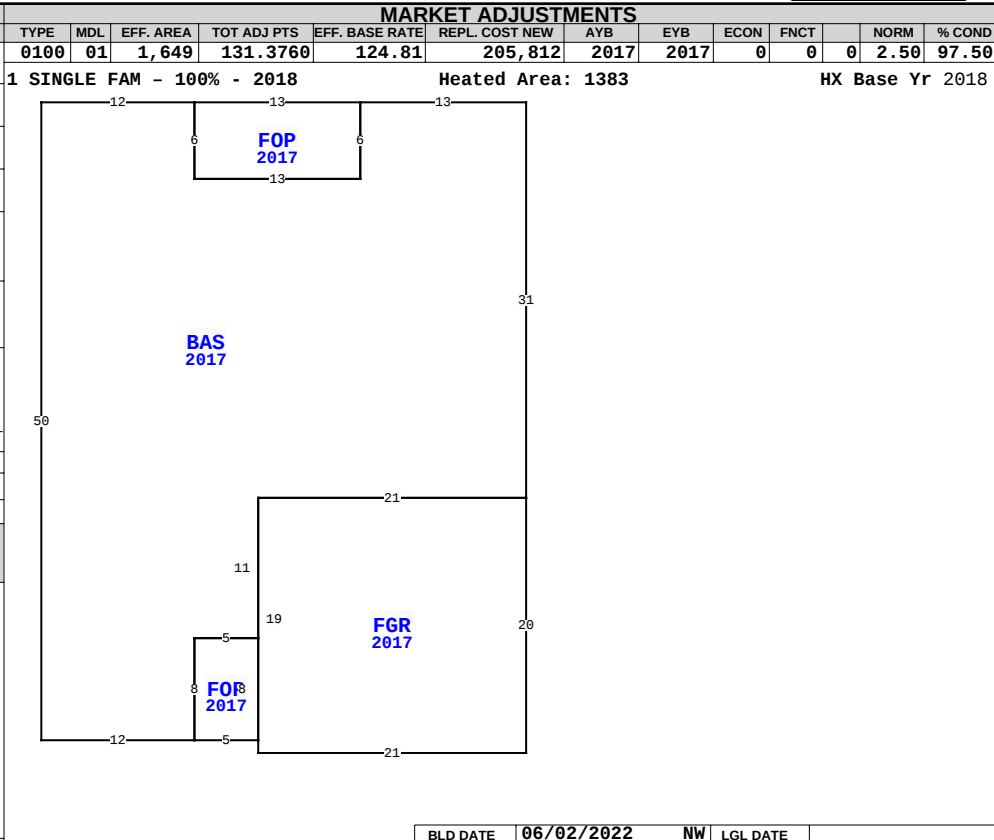
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,383	100	1,383	168,297
FGR	420	55	231	28,110
FOP	40	30	12	1,461
FOP	78	30	23	2,799
TOTALS	1,921		1,649	200,667

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
1	0811	CONCRETE B	0 100	0	0	646.00	SF	5.20	5.20	100	2017	2017	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00



78342 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
3,258													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	200,667		
TOTAL MARKET OB/XF VALUE	3,258		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	253,925		
SOH/AGL Deduction	79,205		
ASSESSED VALUE	174,720		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	119,720		
TOTAL JUST VALUE	253,925		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	244,870		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001004	NEW CONSTR	180,603	03/01/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2132/0809	6/29/2017	SW	Q	I	01	191,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: POTTINGER STEADMAN						
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													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W13 FOP=[YR=2017] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.													