

LOT 117
IN OR 2128/1470
LUMBER CREEK #1 PB 7/295 N/K/A

MEREDITH BRANDON W & ALISA L
78284 SADDLE ROCK ROAD
YULEE, FL 32097

2024

09-2N-27-1290-0117-0000

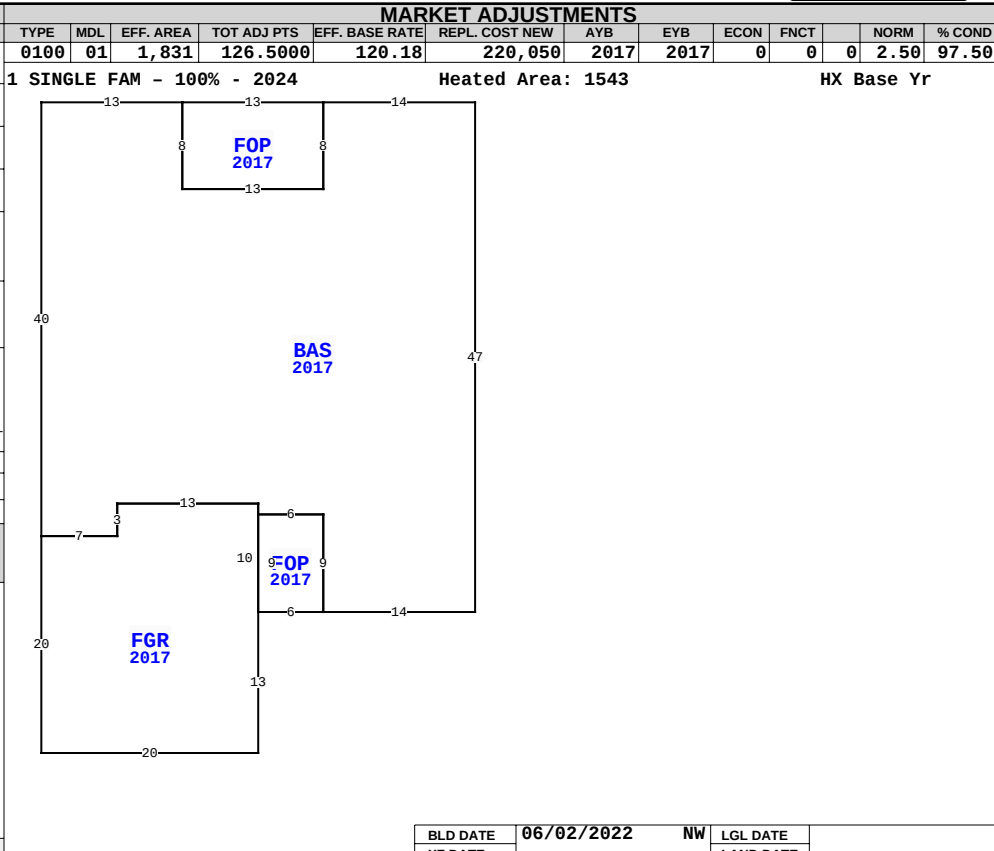


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,543	100	1,543	180,802
FGR	439	55	241	28,239
FOP	54	30	16	1,875
FOP	104	30	31	3,633
TOTALS	2,140		1,831	214,549

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	777.00	SF	5.20	5.20	100	2017



TOTAL OB/XF											
3,919											

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

REVIEW DATE	02/01/2023	BY	NWA	Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			214, 549
TOTAL MARKET OB/XF VALUE			3, 919
TOTAL LAND VALUE - MARKET			50, 000
TOTAL MARKET VALUE			268, 468
SOH/AGL Deduction			0
ASSESSED VALUE			268, 468
TOTAL EXEMPTION VALUE	13		268, 468
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			268, 468
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258, 783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004887	CO ISSUED	0	06/02/2017
1700985	NEW CONSTR	198,588	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2128/1470	6/20/2017	SW	Q	I	01
GRANTOR: LGI HOMES-FLORIDA LLC					
GRANTEE: MEREDITH BRANDON W					
2072/0364	9/14/2016	SW	Q	V	05
GRANTOR: TRG CFG PROJECT I LLC					
GRANTEE: LGI HOMES-FLORIDA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W14 FOP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2017] S20 E20 N13 FOP=[YR=2017] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common:	50,000	PRINTED 08/06/2024 BY SYS
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