LOT 130
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

KEENAN SCOTT HUNSAKER
78126 SADDLE ROCK ROAD
YULEE, FL 32097

2024

09-2N-27-1290-0130-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
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		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

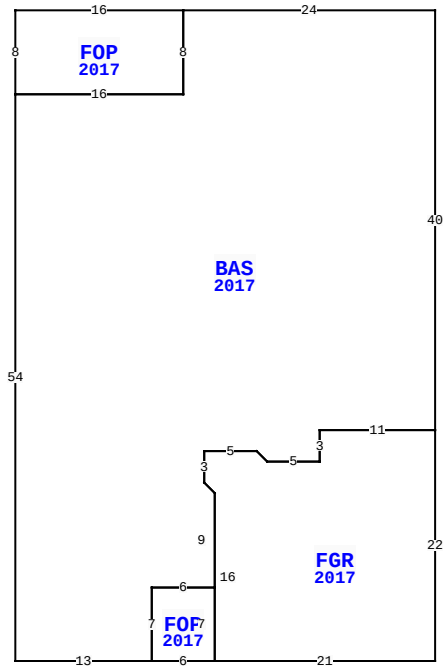
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4073.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	209,941
FGR	440	55	242	27,169
FOP	42	30	13	1,460
FOP	128	30	38	4,266
TOTALS	2,480		2,163	242,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,163	121.8287	115.74	250,346	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1870 HX Base Yr



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

78126 SADDLE ROCK RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,836
TOTAL MARKET OB/XF VALUE	3,495
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	296,331
SOH/AGL Deduction	0
ASSESSED VALUE	296,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,331
TOTAL JUST VALUE	296,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001888	CO ISSUED	0	03/09/2017
B1733679	NEW CONSTR	232,299	01/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2552/0228	3/24/2022	WD	Q	I	01	348,500
GRANTOR: WHITEHEAD JASON						
GRANTEE: HUNSAKER KEENAN SCO						
2119/1590	5/05/2017	SW	Q	I	01	224,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: WHITEHEAD JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[YR=2017] W16 S8 E16 N8$ S8 W16 S54 E13 FOP=[YR=2017] E6 FGR=[YR=2017] E21 N22 W11 S3 W5 U1 L1 W5 S3 D1 R1 S16$ N7 W6 S7$ N7 E6 N9 U1 L1 N3 E5 D1 R1 E5 N3 E11 N40$.

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	0	0	0	693.00	SF	5.20	5.20	100	2017	2017	3	97	3,495	

LAND DESCRIPTION

TOTAL OB/XF 3,495

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	0		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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS