

LOT 132
IN OR 2104/419
LUMBER CREEK #1 PB 7/295 N/K/A

STIER NICKOLAS JUDE & BRANDY M
78100 SADDLE ROCK RD
YULEE, FL 32097

2024

09-2N-27-1290-0132-0000



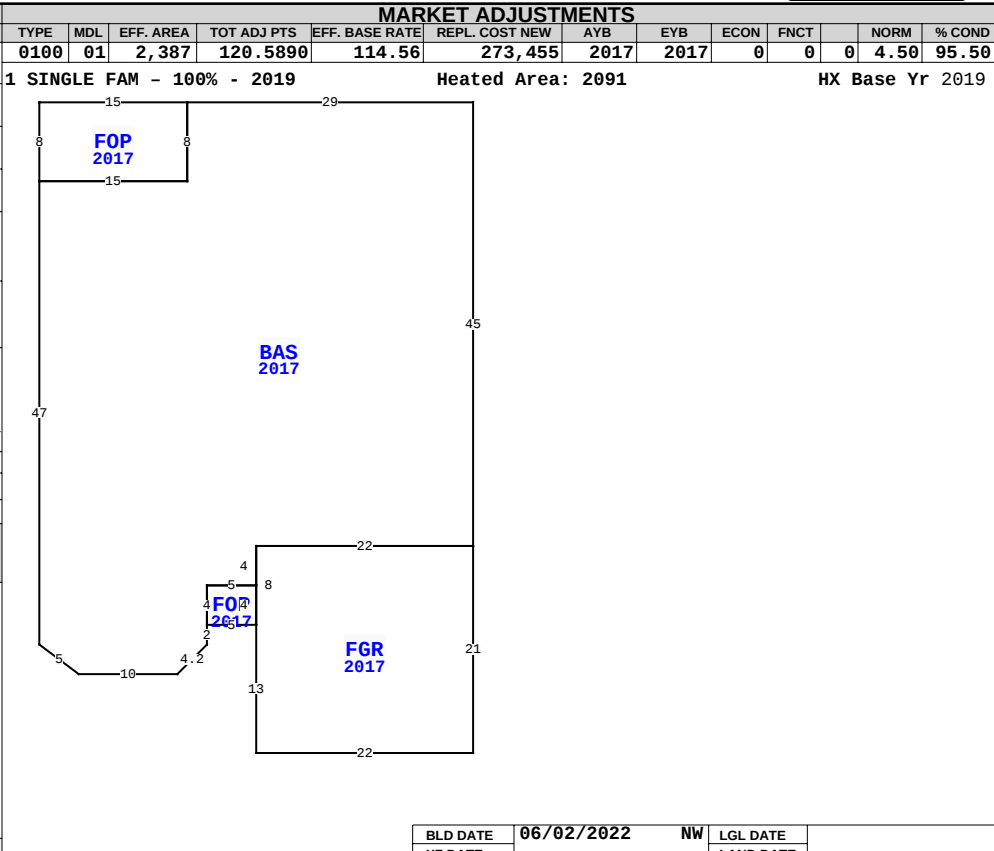
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,091	100	2,091	228,765
FGR	462	55	254	27,789
FOP	20	30	6	656
FOP	120	30	36	3,938
TOTALS	2,693		2,387	261,150

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	0811	CONCRETE B	0 100	0	0	740.00	SF	5.20	5.20	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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00



78100 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF														
3,733														

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					261,150				
TOTAL MARKET OB/XF VALUE					3,733				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					314,883				
SOH/AGL Deduction					97,599				
ASSESSED VALUE					217,284				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					167,284				
TOTAL JUST VALUE					314,883				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					303,768				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633206	CO ISSUED	0	02/24/2017
B1633206	NEW CONSTR	261,457	10/14/2016

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2104/0419	2/28/2017	SW	Q	I	01	208,300			
GRANTOR:ADAMS HOMES OF NW FLO									
GRANTEE:STIER NICKOLAS JUDE									
2058/1376	7/13/2016	WD	Q	V	05	194,500			
GRANTOR:TRG CFG PROJECT I LLC									
GRANTEE:ADAMS HOMES OF NORT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W29 FOP=[YR=2017] W15 S8 E15 N8\$ S8 W15 S47 D3 R4 E10 U3 R3 N2 FOP=[YR=2017] E5 FGR=[YR=2017] S13 E22 N21 W22 S8\$ N4 W5 S4\$ N4 E5 N4 E22 N45\$.									