LOT 201
IN OR 2107/1714
LUMBER CREEK #1 PB 7/295 N/K/A

MOORE JOSEPH A JR & JESSICA A
78341 SADDLE ROCK RD
YULEE, FL 32097

2024

09-2N-27-1290-0201-0000

BUILDING CHARACTERISTICS

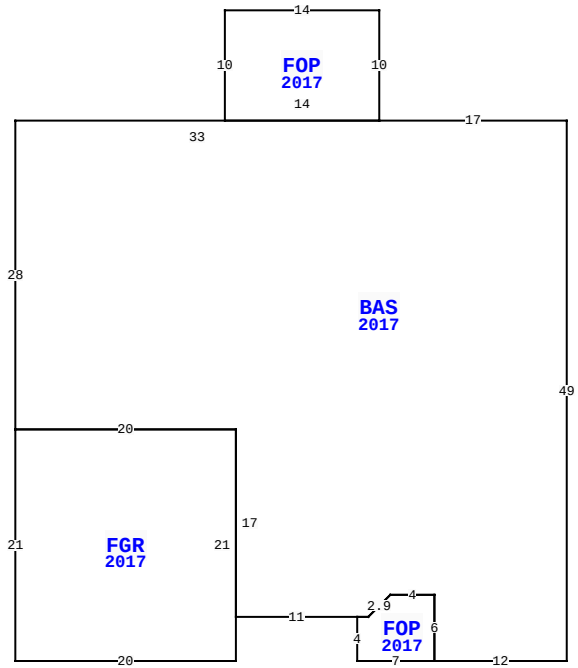
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,948	100	1,948	215,111
FGR	420	55	231	25,509
FOP	38	30	11	1,215
FOP	140	30	42	4,637
TOTALS	2,546		2,232	246,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,232	121.7160	115.63	258,086	2017	2017	0	0	0	4.50	95.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1948 HX Base Yr 2018



78341 SADDLE ROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,472
TOTAL MARKET OB/XF VALUE		3,395
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		299,867
SOH/AGL Deduction		92,683
ASSESSED VALUE		207,184
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,184
TOTAL JUST VALUE		299,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002090	CO ISSUED	0	03/15/2017
B163339	NEW CONSTR	237,084	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2107/1714	3/16/2017	SW	Q	I	02	208,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: MOORE JOSEPH A JR &						
1991/1943	7/15/2015	WD	Q	V	05	233,400
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 FOP=[YR=2017] N10 W14 S10 E14$ W33 S28 FGR=[YR=2017] S21 E20 N21 W20$ E20 S17 E11 FOP=[YR=2017] S4 E7 N6 W4 D2 L2 W1$ E1 U2 R2 E4 S6 E12 N49$.

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	673.00	SF	5.20	5.20	100	2017	2017	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 3,395

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	000134	C	SFR POND	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 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