

OCANA FREDDIE A
78281 SADDLE ROCK ROAD
YULEE, FL 32097

09-2N-27-1290-0206-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

0305140703043 1002 100021. 1. 1000 10000NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

060100MKT AREA044073.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,6291001,629185,351FGR4005522025,032FOP3530101,138FOP5630171,934

TOTALS2,1201,876213,456

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000656.00SF5.205.20100201720173973,309

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND0RSF-20.000.001.00LT1.001.001.0050,000.0050,000.0050,000

REVIEW DATE07/09/2024BYKBA

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

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYBECONFNCTNORM% COND

0100011,876122.8430116.70218,92920172017002.5097.50

1 SINGLE FAM - 0% - 0Heated Area: 1629HX Base Yr

BLD DATEXF DATEINC DATE

06/02/2022NW

LGL DATERELEASE DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE213,456TOTAL MARKET OB/XF VALUE3,309TOTAL LAND VALUE - MARKET50,000TOTAL MARKET VALUE266,765SOH/AGL Deduction24,558ASSESSED VALUE242,207TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE242,207TOTAL JUST VALUE266,765NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE257,141

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYI/RSN CDPRICE

2140/00288/08/2017SWQVI01203,000

GRANTOR:LGI HOMES-FLORIDA LLCGRANTEE:OCANA FREDDIE A2072/03649/14/2016SWQV051,155,000GRANTOR:TRG CFG PROJECT I LLCGRANTEE:LGI HOMES-FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W14 S4 E14 N4\$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18\$ N7 W5 S7\$ N7 E5 N11 E20 N32\$.