

LOT 209
IN OR 2184/516
LUMBER CREEK #1 PB 7/295 N/K/A

OWENS JOSHUA A & JESSICA
78225 SADDLE ROCK RD
YULEE, FL 32097

2024

09-2N-27-1290-0209-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,857	100	1,857	208,585
FGR	380	55	209	23,475
FOP	74	30	22	2,471
FOP	104	30	31	3,482
TOTALS	2,415		2,119	238,014

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	678.00	SF	6.50	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,119	122.8430	116.70	247,287	2018	2018	0	0	3.75	96.25
1 SINGLE FAM - 100% - 2019 Heated Area: 1857 HX Base Yr 2019											
78225 SADDLE ROCK RD, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,014	
TOTAL MARKET OB/XF VALUE		4,275	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		292,289	
SOH/AGL Deduction		90,638	
ASSESSED VALUE		201,651	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,651	
TOTAL JUST VALUE		292,289	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002175	CO ISSUED	0	03/01/2018
17007724	NEW CONSTR	236,878	08/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2184/0516	3/13/2018	SW	Q	I	01	225,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: OWENS JOSHUA A & JE						
2058/1368	7/13/2016	WD	U	V	11	100
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W13 S8 E13 N8\$ S8 W13 N8 W13 S46 FGR=[YR=2018] S19 E20 N4 FOP=[YR=2018] E8 N4 W2 N7 W6 S11\$ N15 W20\$ E20 S4 E6 S7 E13 N57\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00