LOT 215
IN OR 2189/1868
LUMBER CREEK #1 PB 7/295 N/K/A

ANDERSON JAMES LAMAR & CHRISTY HAMMONDS
78091 SADDLE ROACK ROAD
YULEE, FL 32097

2024

09-2N-27-1290-0215-0000

BUILDING CHARACTERISTICS

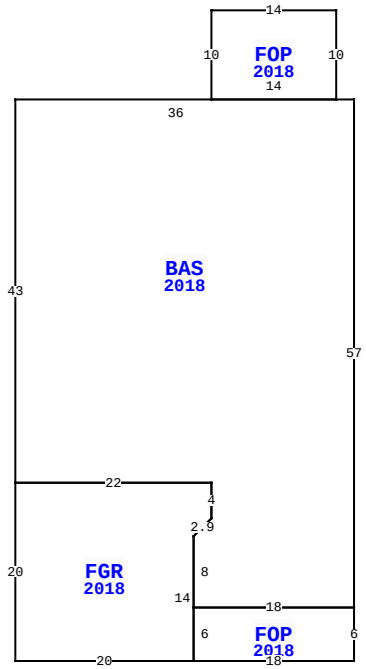
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,876	100	1,876	208,787
FGR	410	55	226	25,152
FOP	108	30	32	3,561
FOP	140	30	42	4,674
TOTALS	2,534		2,176	242,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	121.7160	115.63	251,611	2018	2018	0	0	0	3.75	96.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1876 HX Base Yr 2019



78091 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		242,176
TOTAL MARKET OB/XF VALUE		8,597
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		300,773
SOH/AGL Deduction		93,592
ASSESSED VALUE		207,181
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		152,181
TOTAL JUST VALUE		300,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000491	CO ISSUED	0	01/17/2018
17006768	NEW CONSTR	244,780	07/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1868	4/10/2018	SW	Q	I	01	233,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: ANDERSON JAMES LAMA						
2107/0469	12/29/2016	SW	U	V	11	11,700
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W2 FOP=[YR=2018] N10 W14 S10 E14$ W36 S43
FGR=[YR=2018] S20 E20 FOP=[YR=2018] E18 N6 W18 S6$ N14 U2
R2 N4 W22$ E22 S4 D2 L2 S8 E18 N57$.

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	711.00	SF	5.20	5.20	100	2018	2018	3	97	3,586	
2	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2018	2018	3	87	5,011	

LAND DESCRIPTION

TOTAL OB/XF 8,597

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 12/09/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS