

LOT 218
IN OR 2146/509
LUMBER CREEK #1 PB 7/295 N/K/A

SCOTT ROBERT E & LISA D
78049 SADDLE ROCK ROAD
YULEE, FL 32097

2024

09-2N-27-1290-0218-0000



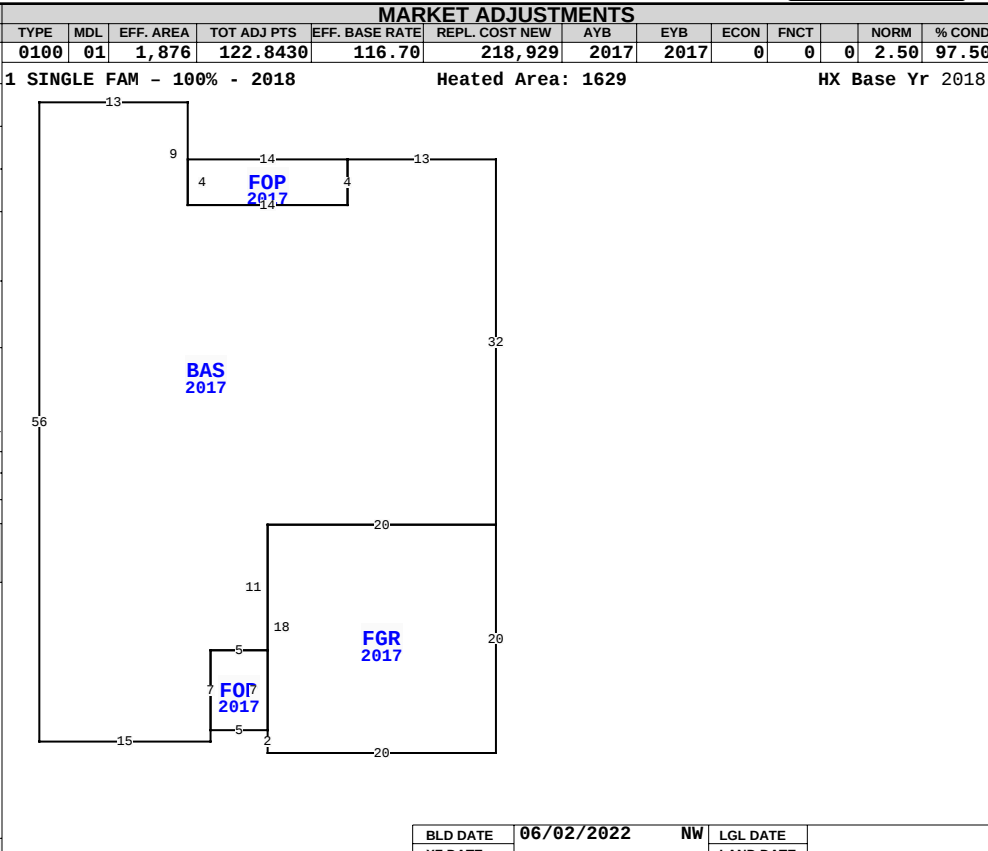
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,629	100	1,629	185,351
FGR	400	55	220	25,032
FOP	35	30	10	1,138
FOP	56	30	17	1,934
TOTALS	2,120		1,876	213,456

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	626.00	SF	5.20	5.20

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



78049 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	213,456								
TOTAL MARKET OB/XF VALUE	3,158								
TOTAL LAND VALUE - MARKET	50,000								
TOTAL MARKET VALUE	266,614								
SOH/AGL Deduction	83,396								
ASSESSED VALUE	183,218								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	133,218								
TOTAL JUST VALUE	266,614								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	256,990								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004549	CO ISSUED	0	05/23/2017
1700510	NEW CONSTR	205,048	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2146/0509	9/08/2017	SW	Q	I	01	214,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: SCOTT ROBERT E & LI							
2072/0364	9/14/2016	SW	Q	V	05	1,155,000	
GRANTOR: TRG CFG PROJECT I LLC							
GRANTEE: LGI HOMES-FLORIDA L							

BUILDING NOTES									
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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\$.									