



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 60
Interior Floo	08	SHT VINYL 40
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2017	2,091	238,916
FGR	462	55	2017	254	29,022
FOP	20	30	2017	6	686
FOP	120	30	2017	36	4,113
TOTALS	2,693			2,387	272,736

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	120.5890	120.59	287,848	2017	2017	0	0	0	5.25	94.75
1 SINGLE FAM - 100% - 2025 Heated Area: 2091 HX Base Yr 2025												
78910 SADDLE CT, YULEE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

TOTAL OB/XF												
4,716												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	0	556.00	SF	5.20	5.20	100	2017
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017

TOTAL OB/XF												
4,716												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				272,736			
TOTAL MARKET OB/XF VALUE				4,716			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				327,452			
SOH/AGL Deduction				0			
ASSESSED VALUE				327,452			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				276,730			
TOTAL JUST VALUE				327,452			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				315,914			