BLOCK A LOT 3
IN OR 2117/1604
LUMBER CREEK PHASE ONE REPLAT

BURKE CATHERINE ANN
78918 SADDLE COURT
YULEE, FL 32097

2025

09-2N-27-1290-000A-0030

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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

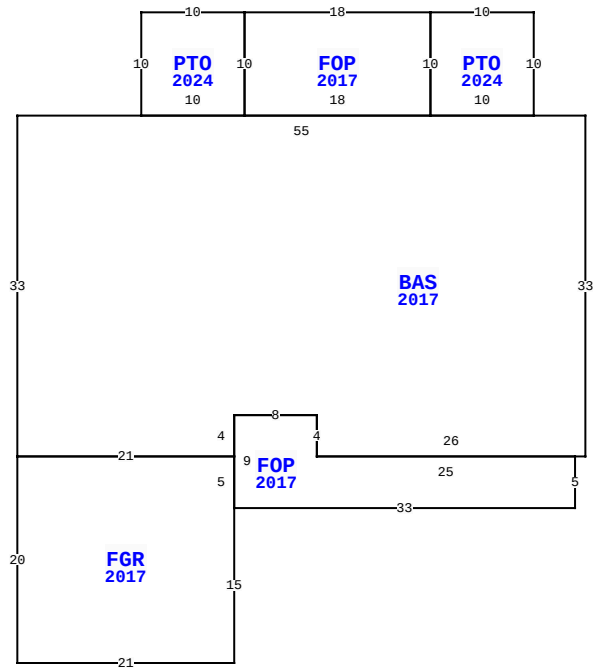
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	2017	1,783	221,817
FGR	420	55	2017	231	28,738
FOP	180	30	2017	54	6,718
FOP	197	30	2017	59	7,340
PTO	100	5	2024	5	623
PTO	100	5	2024	5	623
TOTALS	2,780			2,137	265,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	131.2955	131.30	280,588	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1783 HX Base Yr 2019



78918 SADDLE CT, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,857
TOTAL MARKET OB/XF VALUE		3,514
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		319,371
SOH/AGL Deduction		99,560
ASSESSED VALUE		219,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,089
TOTAL JUST VALUE		319,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17003699	CO ISSUED	0	04/26/2017
B1633447	NEW CONSTR	224,664	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2117/1604	5/01/2017	SW	Q	I	02	223,600
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: BURKE CATHERINE ANN						
2077/0376	10/06/2016	WD	Q	V	05	194,500
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W55 S33 E21 N4 E8 S4 E26 N33 $
FGR=[YR=2017;ORIG=-55,33] S20 E21 N15 N5 W21 $
FOP=[YR=2017;ORIG=-34,38] E33 N5 W25 N4 W8 S9 $
FOP=[YR=2017;ORIG=-15,0] N10 W18 S10 E18 $
PTO=[YR=2024;ORIG=-15,-10] E10 S10 W10 N10 $
PTO=[YR=2024;ORIG=-43,-10] E10 S10 W10 N10 $
.

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	704.00	SF	5.20	5.20	100	2017	2017	3	96	3,514	

LAND DESCRIPTION

TOTAL OB/XF 3,514

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	000100	C	RES	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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS