BLOCK A LOT 5
IN OR 2518/1847
LUMBER CREEK PHASE ONE REPLAT

PERRY SAM PHEONIX
78921 SADDLE CT
YULEE, FL 32097

2025

09-2N-27-1290-000A-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

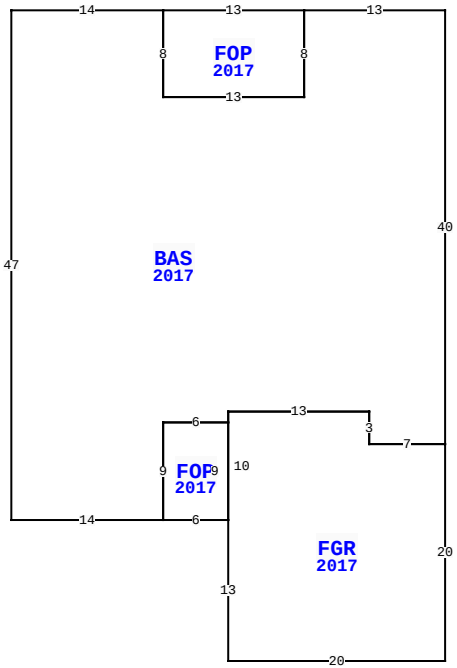
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,543	100	2017	1,543	189,334
FGR	439	55	2017	241	29,572
FOP	54	30	2017	16	1,963
FOP	104	30	2017	31	3,804
TOTALS	2,140			1,831	224,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	126.5000	126.50	231,622	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1543 HX Base Yr 2022



78921 SADDLE CT, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		224,673
TOTAL MARKET OB/XF VALUE		2,531
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		277,204
SOH/AGL Deduction		34,468
ASSESSED VALUE		242,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,014
TOTAL JUST VALUE		277,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004597	CO ISSUED	0	05/24/2017
1700474	NEW CONSTR	198,363	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2518/1847	11/30/2021	WD	Q	I	01	315,000
GRANTOR: CRUZ JERICO & HAIDEE						
GRANTEE: PERRY SAM PHEONIX						
2124/0898	5/26/2017	SW	Q	I	01	206,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: CRUZ JERICO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W13 S8 E13 N8$ S8 W13 N8 W14 S47 E14 FOP=[YR=2017] E6 FGR=[YR=2017] S13 E20 N20 W7 N3 W13 S10$ N9 W6 S9$ N9 E6 N1 E13 S3 E7 N40$.

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	507.00	SF	5.20	5.20	100	2017	2017	3	96	2,531	

LAND DESCRIPTION

TOTAL OB/XF 2,531

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