

BLOCK A LOT 7
IN OR 2124/1602
LUMBER CREEK PHASE ONE REPLAT

NOWLIN MICHAEL & NORMA
78042 SADDLE ROCK ROAD
YULEE, FL 32097

2025

09-2N-27-1290-000A-0070



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	2017	1,629	194,103
FGR	400	55	2017	220	26,214
FOP	35	30	2017	10	1,191
FOP	56	30	2017	17	2,025
TOTALS	2,120			1,876	223,535

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	122.8430	122.84	230,448	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 1629 HX Base Yr 2018												
BLS DATE 06/02/2022 NW LGL DATE												
XF DATE												
INC DATE												
LAND DATE												
AG DATE												

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				223,535			
TOTAL MARKET OB/XF VALUE				4,054			
TOTAL LAND VALUE - MARKET				50,000			
TOTAL MARKET VALUE				277,589			
SOH/AGL Deduction				88,533			
ASSESSED VALUE				189,056			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				138,334			
TOTAL JUST VALUE				277,589			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				267,552			