BLOCK B LOT 1
IN OR 2148/160
LUMBER CREEK PHASE ONE REPLAT

GARCIA GUSTAVE P/SAGER KELLY A
78616 ROCK COURT
YULEE, FL 32097

2025

09-2N-27-1290-000B-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

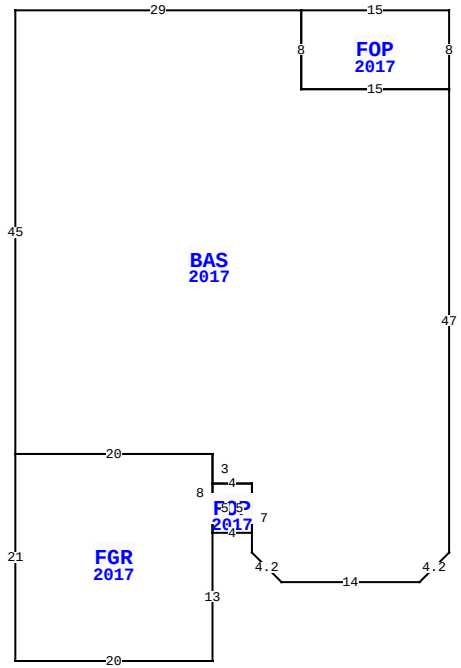
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,123	100	2017	2,123	247,098
FGR	420	55	2017	231	26,886
FOP	20	30	2017	6	698
FOP	120	30	2017	36	4,190
TOTALS	2,683			2,396	278,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	122.8430	122.84	294,325	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2018 Heated Area: 2123 HX Base Yr 2018



78616 ROCK 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		278,873
TOTAL MARKET OB/XF VALUE		3,085
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		331,958
SOH/AGL Deduction		104,471
ASSESSED VALUE		227,487
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,765
TOTAL JUST VALUE		331,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008281	CO ISSUED	0	09/20/2017
17004544	NEW CONSTR	264,232	05/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2148/0160	9/22/2017	SW	Q	I	01	230,800
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: GARCIA GUSTAVE P &						
2107/0469	12/29/2016	SW	U	V	11	11,700
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W15 BAS=[YR=2017] W29 S45 FGR=[YR=2017] S21 E20 N13 FOP=[YR=2017] E4 N5 W4 S5$ N8 W20$ E20 S3 E4 S7 D3 R3 E14 U3 R3 N47 W15 N8$ S8 E15 N8$.

EXTRA FEATURES

L N	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	618.00	SF	5.20	5.20	100	2017	2017	3	96	3,085	

LAND DESCRIPTION

TOTAL OB/XF 3,085

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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