BLOCK B LOT 5
LUMBER CREEK PHASE ONE REPLAT
PB 8/121

CHASE CODY M & KARISSA
78198 SADDLE ROCK RD
YULEE, FL 32097

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	13	LVT/LAMNT 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

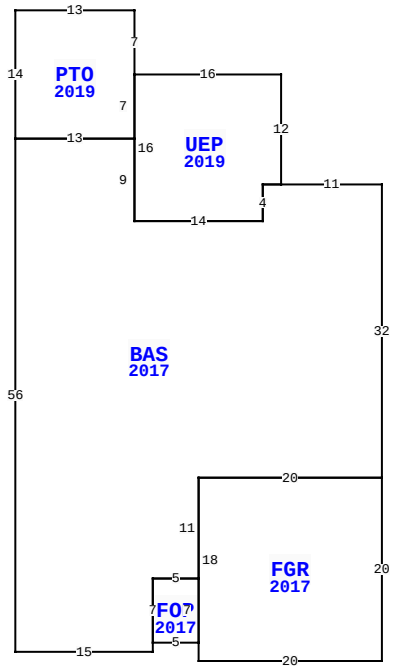
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	2017	1,629	194,172
FGR	400	55	2017	220	26,223
FOP	35	30	2017	10	1,192
PTO	182	5	2019	9	1,073
UEP	248	60	2019	149	17,760
TOTALS	2,494			2,017	240,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	123.5192	123.52	249,140	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1629 HX Base Yr 2022



78198 SADDLE ROCK RD, 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		240,420
TOTAL MARKET OB/XF VALUE		9,824
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		300,244
SOH/AGL Deduction		37,886
ASSESSED VALUE		262,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,636
TOTAL JUST VALUE		300,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003683	ADDITION	0	05/02/2019
17002526	CO ISSUED	0	03/27/2017
1700463	NEW CONSTR	202,895	01/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/1810	7/21/2021	WD	Q	I	01	316,000
GRANTOR: YIP CHEE KEONG						
GRANTEE: CHASE CODY M & KARI						
2470/1261	6/14/2021	WD	U	I	11	100
GRANTOR: LAMMERS MARJORIE A						
GRANTEE: YIP CHEE KEONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 UEP=[YR=2019] N12 W16 PTO=[YR=2019] N7 W13 S14 E13 N7$ S16 E14 N4 E2$ W2 S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18$ N7 W5 S7$ N7 E5 N11 E20 N32$.

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	644.00	SF	5.20	5.20	100	2017	2017	3	96	3,215	
2	0476	VF 6 SBPL	0	100	0	0	192.00	LF	32.00	32.00	100	2022	2022	3	98	6,021	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 9,824

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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS