

BLOCK B LOT 6
IN OR 2125/317
LUMBER CREEK PHASE ONE REPLAT

BOND LINWOOD K JR & JUDY
78210 SADDLE ROCK RD
YULEE, FL 32097

2025

09-2N-27-1290-000B-0060



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	07	CORK/VILE 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
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NEIGHBORHOOD/LOC	4073.00
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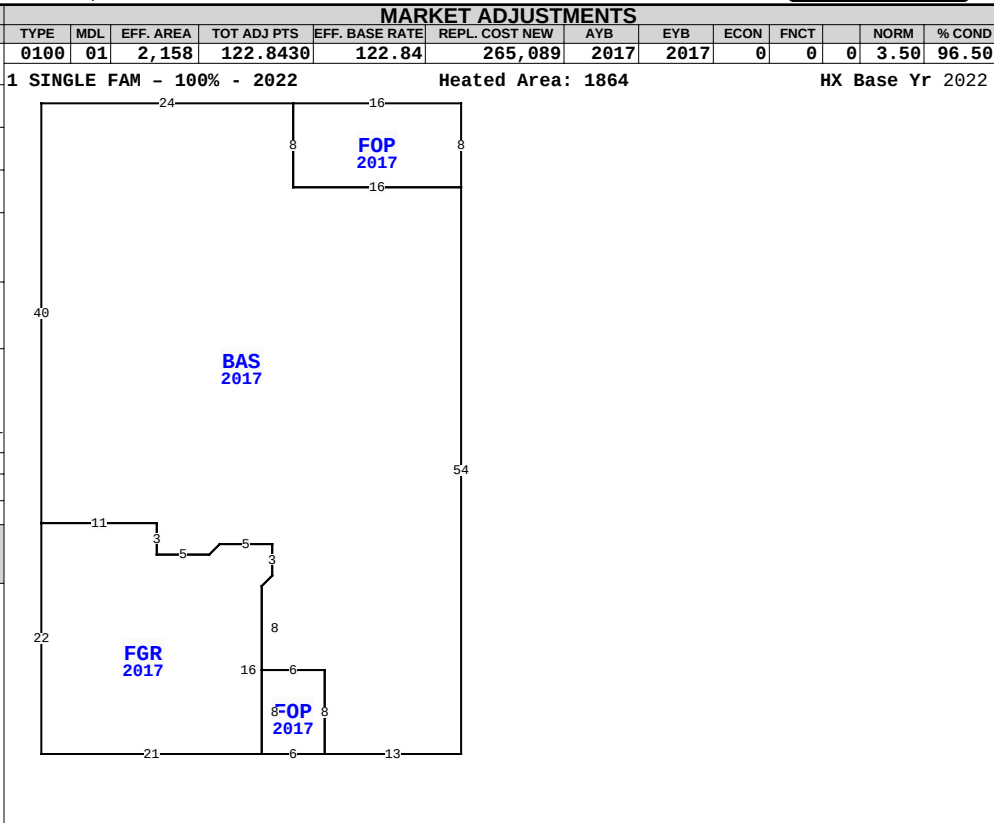
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	2017	1,864	220,960
FGR	440	55	2017	242	28,687
FOP	48	30	2017	14	1,660
FOP	128	30	2017	38	4,505

TOTALS	2,480			2,158	255,811
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	647.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	02/01/2023	BY	NWA
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78210 SADDLE ROCK RD, YULEE

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

TOTAL OB/XF												9,275		
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	FACT	COND	ADJ	PRICE		PRICE		VAL
	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00		50,000.00		

Total Acres: 0.00	Total Land Value: 50,000	Market: 0	Agricultural: 0	Common: 50,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	255,811
TOTAL MARKET OB/XF VALUE	9,275
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	315,086
SOH/AGL Deduction	39,430
ASSESSED VALUE	275,656
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	224,934
TOTAL JUST VALUE	315,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,653

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002550	CO ISSUED	0	03/28/2017
1700461	NEW CONSTR	232,298	01/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2125/0317	5/31/2017	SW	Q	I	02	219,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: BOND LINWOOD K JR &						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2017] W16 BAS=[YR=2017] W24 S40 FGR=[YR=2017] S22 E21 FOP=[YR=2017] E6 N8 W6 S8\$ N16 U1 R1 N3 W5 D1 L1 W5 N3 W11\$ E11 S3 E5 U1 R1 E5 S3 D1 L1 S8 E6 S8 E13 N54 W16 N8\$ S8 E16 N8\$.											