

LOT 116
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

GENTRY WILLIAM K & BRENDA M
78286 SADDLE ROCK RD
YULEE, FL 32097

2025

09-2N-27-1290-0116-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,466	100	2016	2,466	293,008
FGR	579	55	2016	318	37,785
FOP	124	30	2016	37	4,396
FSP	190	40	2016	76	9,031
PTO	95	5	2016	5	594
TOTALS	3,454			2,902	344,814

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	968.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,902	123.7745	123.77	359,181	2016	2016	0	0	4.00	96.00
1 SINGLE FAM - 100% - 2024 Heated Area: 2466 HX Base Yr											
BLD DATE 06/02/2022 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

78286 SADDLE ROCK RD, YULEE										XF DATE INC DATE		LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
968.00	SF	5.20	5.20	100	2016	2016	3	95	4,782				
69.00	SF	6.50	6.50	100	2016	2016	3	95	426				

LAND DESCRIPTION										TOTAL OB/XF										5,208	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		02/01/2023		BY	NWA	Total Acres: 0.00			Total Land Value: 50,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 4 Tax Dist:										
BUILDING MARKET VALUE										344,814										
TOTAL MARKET OB/XF VALUE										5,208										
TOTAL LAND VALUE - MARKET										50,000										
TOTAL MARKET VALUE										400,022										
SOH/AGL Deduction										4,305										
ASSESSED VALUE										395,717										
TOTAL EXEMPTION VALUE										13 395,717										
BASE TAXABLE VALUE										0										
TOTAL JUST VALUE										400,022										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										384,565										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531038	CO ISSUED	0	02/29/2016
B1531038	NEW CONSTR	306,161	08/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2564/0905	5/20/2022	WD	Q	I	02	440,000	
GRANTOR: CURTIS ROGER T & KATH							
GRANTEE: GENTRY WILLIAM K &							
2032/1055	2/29/2016	WD	Q	I	01	252,900	
GRANTOR: MARONDA HOMES INC OF							
GRANTEE: CURTIS ROGER T & KA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W18 PTO=[YR=2016] N5 W19 S5 FSP=[YR=2016] S10 E19 N10 W19\$ E19\$ S10 W19 N10 W18 S52 E11 FOP=[YR=2016] S9 E16 FGR=[YR=2016] S4 E19 N1 E9 N20 W28 S17\$ N7 W10 N2 W6\$ E6 S2 E10 N10 E28 N44\$.									