

LOT 117
IN OR 2128/1470
LUMBER CREEK #1 PB 7/295 N/K/A

MEREDITH BRANDON W & ALISA L
78284 SADDLE ROCK ROAD
YULEE, FL 32097

2025

09-2N-27-1290-0117-0000



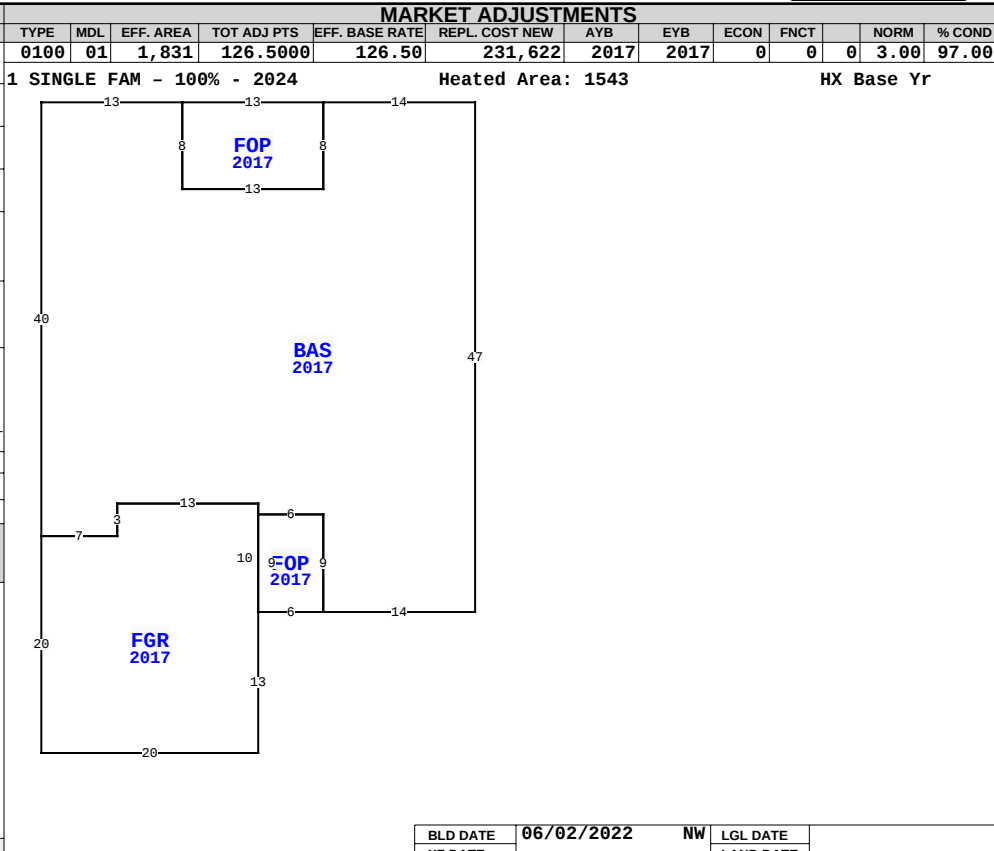
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,543	100	2017	1,543	189,334
FGR	439	55	2017	241	29,572
FOP	54	30	2017	16	1,963
FOP	104	30	2017	31	3,804
TOTALS	2,140			1,831	224,673

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	777.00	SF	5.20	5.20



78284 SADDLE ROCK RD, YULEE	BLD DATE	06/02/2022	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 4								Tax Dist:	
BUILDING MARKET VALUE								224,673	
TOTAL MARKET OB/XF VALUE								3,879	
TOTAL LAND VALUE - MARKET								50,000	
TOTAL MARKET VALUE								278,552	
SOH/AGL Deduction								2,298	
ASSESSED VALUE								276,254	
TOTAL EXEMPTION VALUE								13	276,254
BASE TAXABLE VALUE								0	
TOTAL JUST VALUE								278,552	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								268,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004887	CO ISSUED	0	06/02/2017
1700985	NEW CONSTR	198,588	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2128/1470	6/20/2017	SW	Q	I	01	204,900	
GRANTOR: LGI HOMES-FLORIDA LLC							
GRANTEE: MEREDITH BRANDON W							
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									
BAS=[YR=2017] W14 FOP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W13 S40 FGR=[YR=2017] S20 E20 N13 FOP=[YR=2017] E6 N9 W6 S9\$ N10 W13 S3 W7\$ E7 N3 E13 S1 E6 S9 E14 N47\$.									

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

TOTAL OB/XF									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000		