LOT 118
PT OR 2058/1368
LUMBER CREEK #1 PB 7/295 N/K/A

TAA PROPERTIES LLC
27911 HARPER AVENUE
ST CLAIR SHORES, MI 48081

2025

09-2N-27-1290-0118-0000

BUILDING CHARACTERISTICS

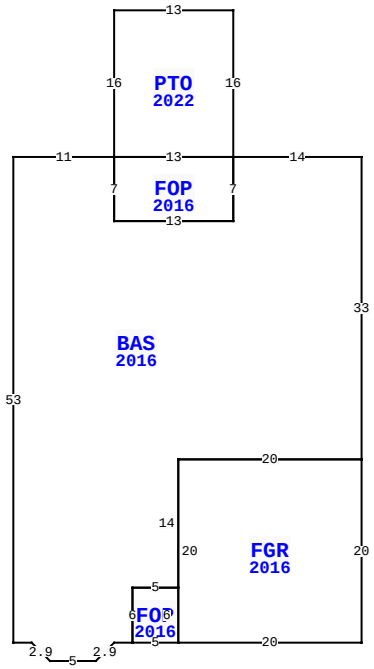
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,507	100	2016	1,507	179,198
FGR	400	55	2016	220	26,160
FOP	30	30	2016	9	1,071
FOP	91	30	2016	27	3,211
PTO	208	5	2022	10	1,189
TOTALS	2,236			1,773	210,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	126.5000	126.50	224,284	2016	2016	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1507 HX Base Yr 2017



78270 SADDLE ROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,827
TOTAL MARKET OB/XF VALUE		3,394
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		264,221
SOH/AGL Deduction		89,991
ASSESSED VALUE		174,230
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,508
TOTAL JUST VALUE		264,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631831	CO ISSUED	0	06/29/2016
B1631831	NEW CONSTR	191,558	02/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/977	2/21/2025	WD	Q	I	02	330,000
GRANTOR: CARRION EDWARD M & LI						
GRANTEE: TAA PROPERTIES LLC						
2058/1368	7/13/2016	WD	U	V	11	100
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2022] N16 W13 S16 E13$
FOP=[YR=2016] W13 S7 E13N7$ S7 W13 N7 W11 S53 E2 D2 R2 E5
U2 R2 E2 FOP=[YR=2016] E5 FGR=[YR=2016] E20 N20 W20 S20$ N6
W5S6$ N6 E5 N14 E20 N33$.

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	652.00	SF	5.20	5.20	100	2016	2016	3	95	3,221	
2	0810	CONCRETE A	0	100	0	0	28.00	SF	6.50	6.50	100	2016	2016	3	95	173	

LAND DESCRIPTION

TOTAL OB/XF 3,394

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