

LOT 119
IN OR 2130/1779
LUMBER CREEK #1 PB 7/295 N/K/A

MERRITT DEVEN HUNNTER/CLOUGH-MERRITT JENNIFER
78262 SADDLE ROCK ROAD
YULEE, FL 32097

2025

09-2N-27-1290-0119-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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

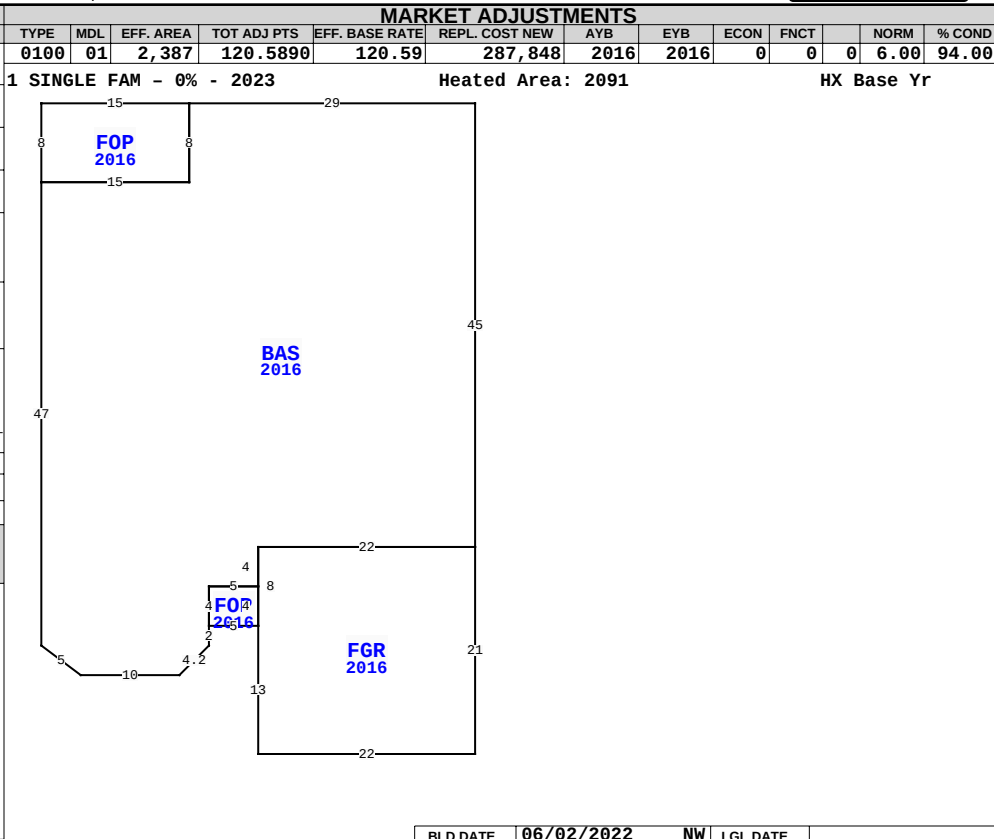
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4073.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,091	100	2016	2,091	237,025
FGR	462	55	2016	254	28,792
FOP	20	30	2016	6	681
FOP	120	30	2016	36	4,081
TOTALS	2,693			2,387	270,577

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	192.00	LF	32.00
4	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

REVIEW DATE 02/01/2023 BY NWA



78262 SADDLE ROCK RD, YULEE	BLD DATE 06/02/2022 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
10,103									

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					270,577				
TOTAL MARKET OB/XF VALUE					10,103				
TOTAL LAND VALUE - MARKET					50,000				
TOTAL MARKET VALUE					330,680				
SOH/AGL Deduction					0				
ASSESSED VALUE					330,680				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					330,680				
TOTAL JUST VALUE					330,680				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					319,307				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631816	CO ISSUED	0	05/27/2016
B1631816	NEW CONSTR	261,457	02/16/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2130/1779	6/30/2017	WD	Q	I	01	217,000	
GRANTOR: BROOKS MARVIN H IV &							
GRANTEE: MERRITT DEVEN HUNNT							
2060/1672	7/18/2016	SW	Q	I	01	198,400	
GRANTOR: ADAMS HOMES OF NORTHW							
GRANTEE: BROOKS MARVIN H IV							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W29 FOP=[YR=2016] W15 S8 E15 N8\$ S8 W15 S47 D3 R4 E10 U3 R3 N2 FOP=[YR=2016] E5 FGR=[YR=2016] S13 E22 N21 W22 S8\$ N4 W5 S4\$ N4 E5 N4 E22 N45\$.									

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