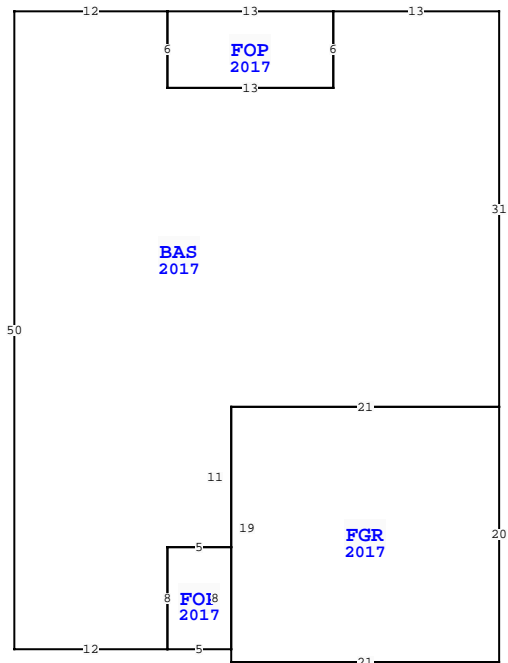


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	07	CORK/VTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,383	100	2017
FGR	420	55	2017
FOP	40	30	2017
FOP	78	30	2017
TOTALS	1,921		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,649	131.3760	131.38	216,646	2017	2017	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2019 Heated Area: 1383 HX Base Yr 2019											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			209,063
TOTAL MARKET OB/XF VALUE			3,410
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			262,473
SOH/AGL Deduction			83,277
ASSESSED VALUE			179,196
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			128,474
TOTAL JUST VALUE			262,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001823	CO ISSUED	0	03/07/2017
B1733681	NEW CONSTR	178,708	01/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/1866	7/28/2017	SW Q	Q	I	01	194,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: MUSTAFA YAHYA OMAR						
2072/0364	9/14/2016	SW Q	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

EXTRA FEATURES																
L N	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		5.20	5.20	100	2017	2017	3	96	3,410	

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

BUILDING NOTES									
78160 SADDLE ROCK RD, YULEE									

BUILDING DIMENSIONS									
BAS=[YR=2017] W13 FOP=[YR=2017] W13 S6 E13 N6\$ S6 W13 N6 W12 S50 E12 FOP=[YR=2017] E5 FGR=[YR=2017] S1 E21 N20 W21 S19\$ N8 W5 S8\$ N8 E5 N11 E21 N31\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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	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							