LOT 129
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

LEIGHTLEY LIAM E & COSETTE CAECILIA
78144 SADDLE ROCK ROAD
YULEE, FL 32097

2025

09-2N-27-1290-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

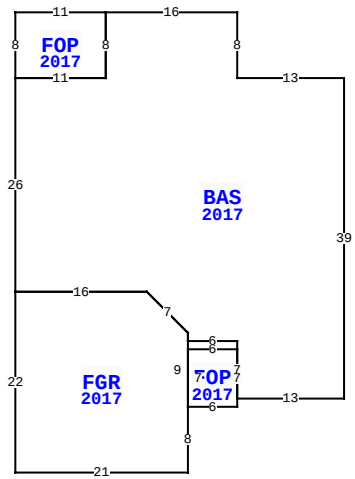
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

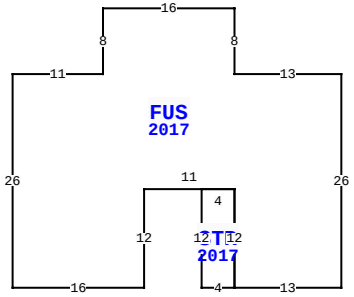
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	2017	1,386	160,953
FGR	450	55	2017	248	28,799
FOP	42	30	2017	13	1,509
FOP	88	30	2017	26	3,019
FUS	1,036	100	2017	1,036	120,308
STR	48	10	2017	5	581
TOTALS	3,050			2,714	315,172

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,714	120.3360	120.34	326,603	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2422 HX Base Yr





78144 SADDLE ROCK RD, YULEE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,172
TOTAL MARKET OB/XF VALUE	3,524
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	368,696
SOH/AGL Deduction	0
ASSESSED VALUE	368,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,696
TOTAL JUST VALUE	368,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001886	CO ISSUED	0	03/09/2017
B1733680	NEW CONSTR	298,282	01/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2532/0920	1/14/2022	WD	U	I	38	308,600
GRANTOR: DENNARD JAMES &						
GRANTEE: LEIGHTLEY LIAM EDWA						
2115/1378	4/17/2017	SW	Q	I	01	244,900
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: DENNARD JAMES & RIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 N8 W16 FOP=[YR=2017] W11 S8 E11 N8$ S8 W11 S26 FGR=[YR=2017] S22 E21 N8 FOP=[YR=2017] E6 N7 W6 S7$ N9 U5 L5 W16$ E16 D5 R5 S1 E6 S7 E13 N39$ PTR=[YR=2017] E30 FUS=[YR=2017] E11 N8 E16 S8 E13 S26 W13 STR=[YR=2017] W4 N12 E4 S12$ N12 W11 S12 W16 N26$ W30$.

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	0	0	0	706.00	SF	5.20	5.20	100	2017	2017	3	96	3,524	

LAND DESCRIPTION

TOTAL OB/XF 3,524

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	0		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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS