LOT 131
IN OR 2104/390
LUMBER CREEK #1 PB 7/295 N/K/A

RUFF DAVID J & MARIA V
78112 SADDLE ROCK RD
YULEE, FL 32097

2025

09-2N-27-1290-0131-0000

BUILDING CHARACTERISTICS

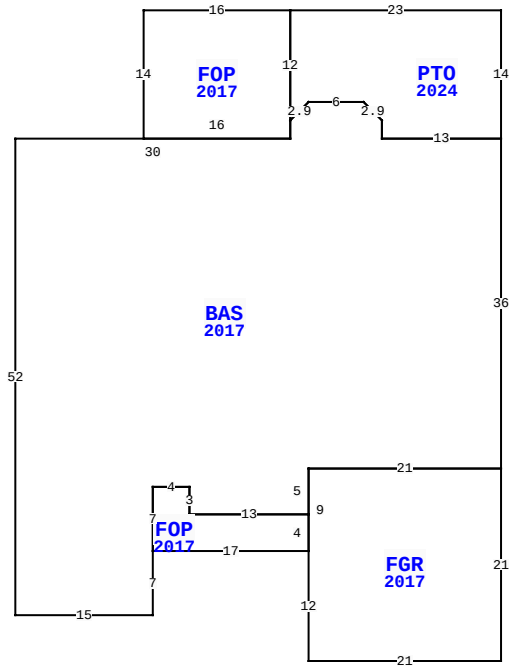
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,257	100	2017	2,257	252,622
FGR	441	55	2017	243	27,199
FOP	80	30	2017	24	2,686
FOP	224	30	2017	67	7,499
PTO	286	5	2024	14	1,567
TOTALS	3,288			2,605	291,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,605	118.1280	118.13	307,729	2017	2017	0	0	0	5.25	94.75

1 SINGLE FAM – 100% - 2018 Heated Area: 2257 HX Base Yr 2018



78112 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		291,573
TOTAL MARKET OB/XF VALUE		3,894
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		345,467
SOH/AGL Deduction		128,288
ASSESSED VALUE		217,179
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		161,457
TOTAL JUST VALUE		345,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633208	CO ISSUED	0	02/24/2017
B1633208	NEW CONSTR	288,850	10/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2104/0390	2/27/2017	SW	Q	I	02	223,700
GRANTOR: ADAMS HOMES OF NW FLO						
GRANTEE: RUFF DAVID J & MARI						
2067/0562	8/23/2016	WD	Q	V	01	38,900
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W13 N2 U2L2 W6 D2L2 S2 W30 S52 E15 N7 N7 E4 S3 E13 N5 E21 N36 $
FGR=[YR=2017;ORIG=-21,45] S12 E21 N21 W21 S9 $
FOP=[YR=2017;ORIG=-23,-2] N12 W16 S14 E16 N2 $
FOP=[YR=2017;ORIG=-38,45] E17 N4 W13 N3 W4 S7 $
PTO=[YR=2024;ORIG=-23,-14] E23 S14 W13 N2 U2L2 W6 D2L2 N12 $
.

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	780.00	SF	5.20	5.20	100	2017	2017	3	96	3,894	

LAND DESCRIPTION

TOTAL OB/XF 3,894

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 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