LOT 206
IN OR 2140/28
LUMBER CREEK #1 PB 7/295 N/K/A

OCANA FREDDIE A
78281 SADDLE ROACK ROAD
YULEE, FL 32097

2025

09-2N-27-1290-0206-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

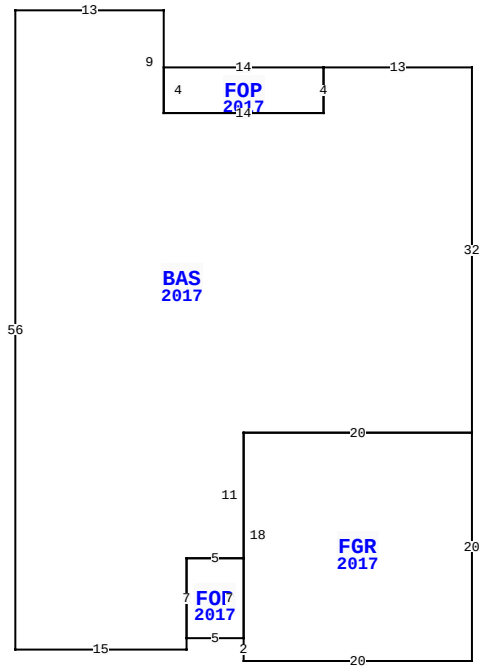
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	2017	1,629	194,103
FGR	400	55	2017	220	26,214
FOP	35	30	2017	10	1,191
FOP	56	30	2017	17	2,025
TOTALS	2,120			1,876	223,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	122.8430	122.84	230,448	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1629 HX Base Yr



78281 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	223,535
TOTAL MARKET OB/XF VALUE	3,275
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	276,810
SOH/AGL Deduction	10,382
ASSESSED VALUE	266,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,428
TOTAL JUST VALUE	276,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006289	CO ISSUED	0	07/14/2017
1700989	NEW CONSTR	198,588	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2140/0028	8/08/2017	SW	Q	I	01	203,000
GRANTOR: LGI HOMES-FLORIDA LLC						
GRANTEE: OCANA FREDDIE A						
2072/0364	9/14/2016	SW	Q	V	05	1,155,000
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: LGI HOMES-FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] W14 S4 E14 N4$ S4 W14 N9 W13 S56 E15 N1 FOP=[YR=2017] E5 FGR=[YR=2017] S2 E20 N20 W20 S18$ N7 W5 S7$ N7 E5 N11 E20 N32$.

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	656.00	SF	5.20	5.20	100	2017	2017	3	96	3,275	

LAND DESCRIPTION

TOTAL OB/XF 3,275

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	000134	C	RES POND	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