LOT 208
IN OR 2084/1302
LUMBER CREEK #1 PB 7/295 N/K/A

WILLIAMS DEBRA JEAN & RICKY J
78239 SADDLE ROCK RD
YULEE, FL 32097

2025

09-2N-27-1290-0208-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

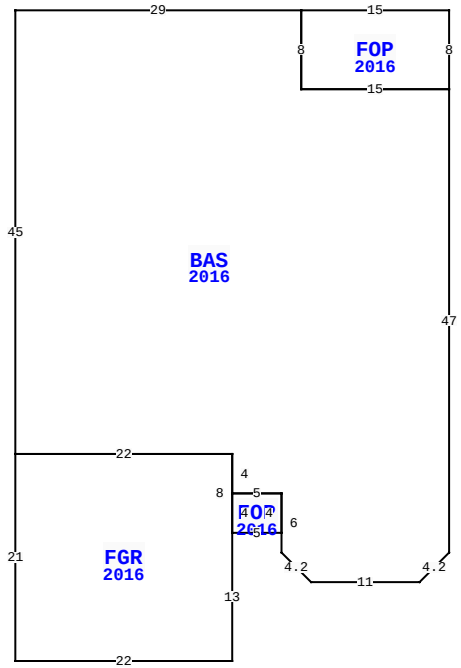
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4073.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,092	100	2016	2,092	257,294
FGR	462	55	2016	254	31,239
FOP	20	30	2016	6	738
FOP	120	30	2016	36	4,427
TOTALS	2,694			2,388	293,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	130.8447	130.84	312,446	2016	2016	0	0	0	6.00	94.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2092 HX Base Yr 2017



78239 SADDLE ROCK RD, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,699
TOTAL MARKET OB/XF VALUE		11,595
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		355,294
SOH/AGL Deduction		120,311
ASSESSED VALUE		234,983
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,261
TOTAL JUST VALUE		355,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632551	CO ISSUED	0	11/09/2016
1632551	NEW CONSTR	261,457	06/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2084/1302	11/16/2016	SW	Q	I	01	209,900
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: WILLIAMS DEBORAH JE						
2058/1368	7/13/2016	WD	U	V	11	100
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W15 BAS=[YR=2016] W29 S45 FGR=[YR=2016] S21 E22 N13 FOP=[YR=2016] E5 N4 W5 S4$ N8 W22$ E22 S4 E5 S6 D3 R3 E11 U3 R3 N47 W15 N8$ S8 E15 N8$.

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	0810	CONCRETE A	0	100	18	4	72.00	SF	6.50	6.50	100	2016	2016	3	95	445	
2	0810	CONCRETE A	0	100	0	0	629.00	SF	6.50	6.50	100	2016	2016	3	95	3,884	
3	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2022	2022	3	95	6,384	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	98	882	

LAND DESCRIPTION

TOTAL OB/XF 11,595

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	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 02/01/2023 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS