LOT 209
LUMBER CREEK #1 PB 7/295 N/K/A
LUMBER CREEK PHASE ONE REPLAT

BAKER KEITH DWAYNE JR & CLAUDIA
78225 SADDLE ROCK RD
YULEE, FL 32097

2025

09-2N-27-1290-0209-0000

BUILDING CHARACTERISTICS

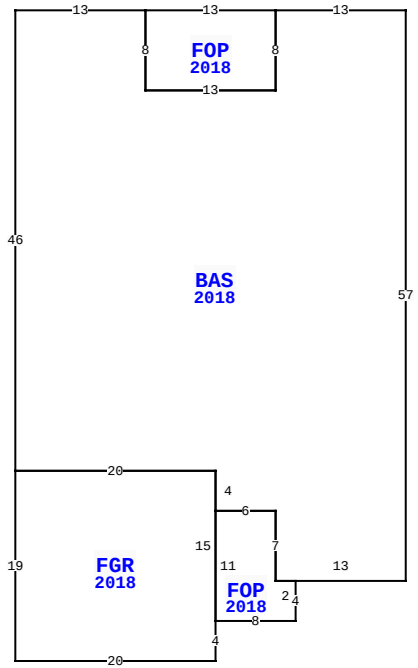
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,857	100	2018	1,857	217,849
FGR	380	55	2018	209	24,519
FOP	74	30	2018	22	2,580
FOP	104	30	2018	31	3,637
TOTALS	2,415			2,119	248,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,119	122.8430	122.84	260,298	2018	2018	0	0	0	4.50	95.50

1 SINGLE FAM – 0% - 2025 Heated Area: 1857 HX Base Yr



78225 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	248,585
TOTAL MARKET OB/XF VALUE	4,275
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	302,860
SOH/AGL Deduction	0
ASSESSED VALUE	302,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,860
TOTAL JUST VALUE	302,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002175	CO ISSUED	0	03/01/2018
17007724	NEW CONSTR	236,878	08/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1926	9/30/2024	WD	Q	I	01	335,000
GRANTOR: OWENS JOSHUA A & JESS						
GRANTEE: BAKER KEITH DWAYNE						
2184/0516	3/13/2018	SW	Q	I	01	225,400
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: OWENS JOSHUA A & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] W13 S8 E13 N8$ S8 W13 N8 W13 S46 FGR=[YR=2018] S19 E20 N4 FOP=[YR=2018] E8 N4 W2 N7 W6 S11$ N15 W20$ E20 S4 E6 S7 E13 N57$.

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	0	0	0	678.00	SF	6.50	6.50	100	2018	2018	3	97	4,275	

LAND DESCRIPTION

TOTAL OB/XF 4,275

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 12/14/2020 BY NWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS