LOT 210
IN OR 2184/1094
LUMBER CREEK #1 PB 7/295 N/K/A

STOWELL TODD A & JESSICA L
78197 SADDLE ROCK RD
YULEE, FL 32097

2025

09-2N-27-1290-0210-0000

BUILDING CHARACTERISTICS

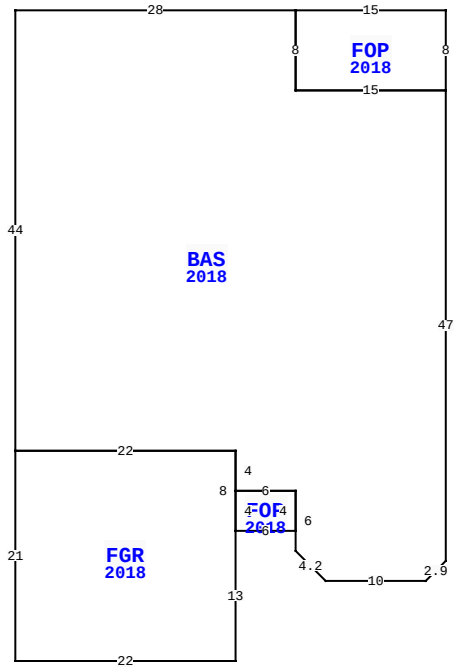
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,985	100	2018	1,985	236,522
FGR	462	55	2018	254	30,265
FOP	24	30	2018	7	834
FOP	120	30	2018	36	4,289
TOTALS	2,591			2,282	271,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	122.8430	122.84	280,321	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1985 HX Base Yr 2019



78197 SADDLE ROCK RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		271,911
TOTAL MARKET OB/XF VALUE		3,733
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		325,644
SOH/AGL Deduction		105,434
ASSESSED VALUE		220,210
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,488
TOTAL JUST VALUE		325,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002174	CO ISSUED	0	03/01/2018
17007447	NEW CONSTR	264,232	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1094	3/15/2018	SW	Q	I	01	238,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: STOWELL TODD A & JE						
2107/0469	12/29/2016	SW	U	V	11	11,700
GRANTOR: TRG CFG PROJECT I LLC						
GRANTEE: ADAMS HOMES OF NORT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W15 BAS=[YR=2018] W28 S44 FGR=[YR=2018] S21 E22 N13 FOP=[YR=2018] E6 N4 W6 S4$ N8 W22$ E22 S4 E6 S6 D3 R3 E10 U2 R2 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	0811	CONCRETE B	0	100	0	0	740.00	SF	5.20	5.20	100	2018	2018	3	97	3,733	

LAND DESCRIPTION

TOTAL OB/XF 3,733

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 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