

LAUGHLIN AARON RONDALD & LACEY BRIANNA
75976 SAFFRON LN
YULEE, FL 32097

10-2N-26-2010-0018-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

3108

Exterior Wall

HARDIE BRD 100

Roof Structur

IRREGULAR 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

13 LVT/LAMNT 50

Interior Floo

14 CARPET 50

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

5 100

Bathrooms

3 100

Frame

02 WOOD FRAME 100

Stories

2.

Units

2. 100

Occupancy

00 NONE 100

Quality

04 Quality Level 04

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA 05

NEIGHBORHOOD/LOC

5020.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,138

100

2022

1,138

122,504

FGR

470

55

2022

258

27,773

FOP

20

30

2022

6

646

FOP

350

30

2022

105

11,303

FUS

1,502

100

2022

1,502

161,688

STR

70

10

2022

7

753

TOTALS

3,550

3,016

324,669

EXTRA FEATURES

L N

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

717.00

SF

5.20

5.20

100

2022

2022

3

99

3,691

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000135

C

RES NATURAL

100

PUD

50.00

120.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

07/07/2022

BY

TWWW

Total Acres:

0.00

Total Land Value:

65,000

Market:

0

Agricultural:

0

Common:

65,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYECONFNCT

NORM% COND

010001

3,016

108.1920

108.19

326,301

2022

2022

0

0

0.50

99.50

1

SINGLE FAM - 100%

- 2023

Heated Area: 2640

HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

75976 SAFFRON LN, YULEE

75976

SAFFRON LN

YULEE

75976

SAFFRON LN

YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

324,669

TOTAL MARKET OB/XF VALUE

3,691

TOTAL LAND VALUE - MARKET

65,000

TOTAL MARKET VALUE

393,360

SOH/AGL Deduction

23,268

ASSESSED VALUE

370,092

TOTAL EXEMPTION VALUE

50,722

BASE TAXABLE VALUE

319,370

TOTAL JUST VALUE

393,360

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

363,964

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2536/1906

1/28/2022

SW Q

I

01

360,600

GRANTOR: RICHMOND AMERICAN HOM

GRANTEE: LAUGHLIN AARON RONA

2394/0349

9/21/2020

SW Q

V

05

2,760,300

GRANTOR: THREE RIVERS DEVELOPE

GRANTEE: RICHMOND AMERICAN H

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W35 S10 BAS=[YR=2022] S52 E11 N8
FOP=[YR=2022] E4 FGR=[YR=2022] E20 N26 W10 S5 W10 S21\$ N5
W4 S5\$ N5 E4 N16 E10 N5 E10 N18 W35\$E35 N10\$ PTR= E10
FUS=[YR=2022] E35 S46 W16 N2 W19 N14 STR=[YR=2022] N7 E10
S7 W10\$ E10 N7 W10 N23\$ W10\$.