

PERRY SAM PHEONIX
78921 SADDLE CT
YULEE, FL 32097

09-2N-27-1290-000A-0050

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 70			
Interior Floo	07	CORK/VTILE 30			
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	0 100			
Occupancy	00	NONE 100			
Quality	04	Quality Level 04			
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	1,543	100	2017	1,543	180,585
FGR	439	55	2017	241	28,205
FOP	54	30	2017	16	1,872
FOP	104	30	2017	31	3,628
TOTALS	2,140			1,831	214,292

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	115.5000	121.28	222,064	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2022 Heated Area: 1543 HX Base Yr 2022

The diagram shows a rectangular lot with several areas labeled: BAS 2017 (basement), FOP 2017 (footprint), and FGR 2017 (garage). Dimensions are provided for various sections and setbacks.

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

NASSAU COUNTY PROPERTY

VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						214,292					
TOTAL MARKET OB/XF VALUE						0					
TOTAL LAND VALUE - MARKET						55,000					
TOTAL MARKET VALUE						269,292					
SOH/AGL Deduction						20,002					
ASSESSED VALUE						249,290					
TOTAL EXEMPTION VALUE						HX HB 51,411					
BASE TAXABLE VALUE						197,879					
TOTAL JUST VALUE						269,292					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						277,204					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004597	C0 ISSUED	0	05/24/2017
1700474	NEW CONSTR	198,363	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2518/1847	11/30/2021	WD	Q	I	01	315,000	

GRANTOR: CRUZ JERICO & HAIDEE
GRANTEE: PERRY SAM PHEONIX
2124/0898 5/26/2017 SW Q I 01 206,900
GRANTOR: LGI HOMES-FLORIDA LLC
GRANTEE: CRUZ JERICO

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2017] W13 FOP=[YR=2017] W13 S8 E13 N8\$ S8 W13 N8 W14 S47 E14 FOP=[YR=2017] E6 FGR=[YR=2017] S13 E20 N20 W7 N3 W13 S10\$ N9 W6 S9\$ N9 E6 N1 E13 S3 E7 N40\$.													

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

TOTAL OB/XF														0									
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	---	--	--	--	--	--	--	--	--	--

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS