LOT 66
SANDY RIDGE OR 2638/638

SEDA CONSTRUCTION COMPANY
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2023

42-2N-27-1095-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4096.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

85169 SANDY RIDGE LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,677
TOTAL MARKET VALUE	22,677
SOH/AGL Deduction	5,324
ASSESSED VALUE	17,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,353
TOTAL JUST VALUE	22,677
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006583	H2736 G663 P291	461,639	05/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/498	6/26/2023	WD	U	V	30	110,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,677.00	22,677.00	22,677							

REVIEW DATE 06/07/2023 BY DC Total Acres: 0.00 Total Land Value: 22,677 Market: 0 Agricultural: 0 Common: 22,677 PRINTED 08/02/2023 BY SYS