



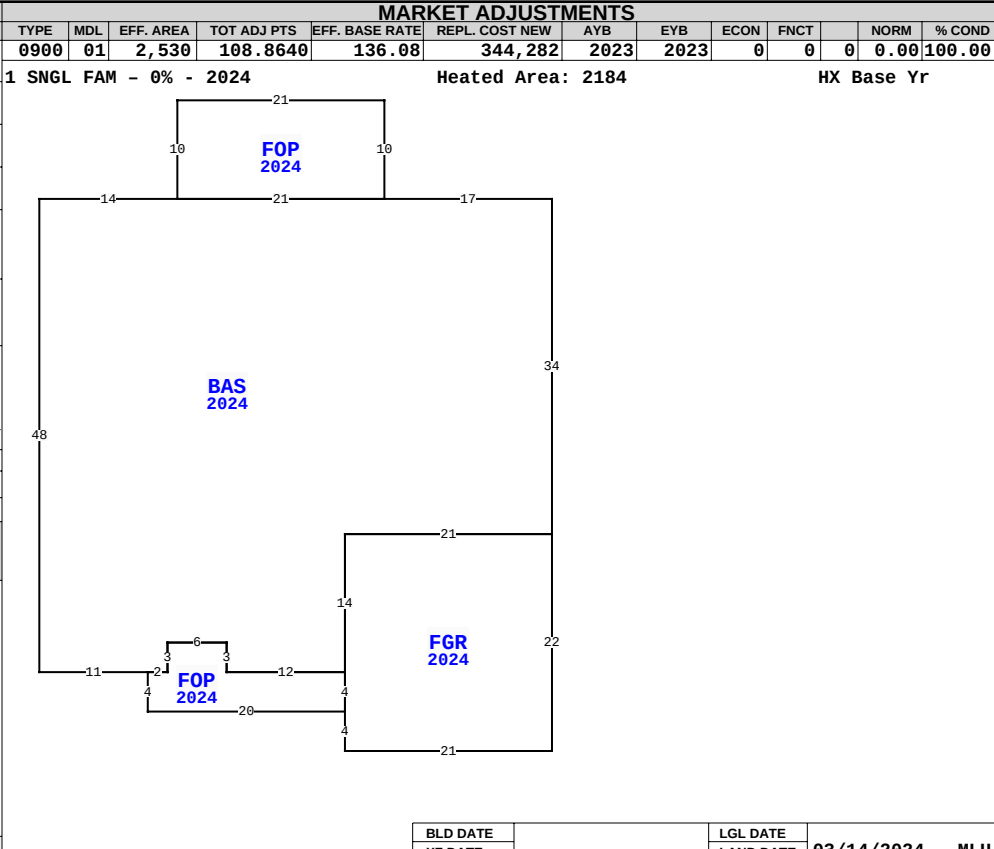
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4096.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2,184	297,199
FGR	462	55	254	34,564
FOP	98	30	29	3,946
FOP	210	30	63	8,573
TOTALS	2,954		2,530	344,282

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	% COND
1	0811	CONCRETE B	0	0	0	0	672.00	SF	5.20	5.20	100	2024	2023	100
2	0810	CONCRETE A	0	0	0	0	69.00	SF	6.50	6.50	100	2024	2023	100

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00



85124 SANDY RIDGE LOOP, YULEE										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										03/14/2024		MLU	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										344,282				
TOTAL MARKET OB/XF VALUE										3,943				
TOTAL LAND VALUE - MARKET										55,000				
TOTAL MARKET VALUE										403,225				
SOH/AGL Deduction										0				
ASSESSED VALUE										403,225				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										403,225				
TOTAL JUST VALUE										403,225				
NCON VALUE										348,225				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										22,677				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013577	CO ISSUED		10/24/2023
230007371	HTD2080 G422 P296	406,757	06/08/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2652/106	7/05/2023	WD U	V	V	30	110,000

GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING DIMENSIONS														
BAS=[YR=2024;ORIG=80,10] W17 W21 W14 S48 E11 E2 N3 E6 S3 E12 N14 E21 N34 \$														
FGR=[YR=2024;ORIG=59,44] E21 S22 W21 N4 N4 N14 \$														
FOP=[YR=2024;ORIG=42,0] E21 S10 W21 N10 \$														
FOP=[YR=2024;ORIG=39,58] E2 N3 E6 S3 E12 S4 W20 N4 \$														