



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		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	2,211	100	2,211	300,873
FGR	503	55	277	37,694
FOP	88	30	26	3,538
FOP	180	30	54	7,348
TOTALS	2,982		2,568	349,453

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	668.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	60.00	SF	6.50	6.50	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,568	108.8640	136.08	349,453	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024 Heated Area: 2211 HX Base Yr											
85156 SANDY RIDGE LOOP, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/14/2024 MLU											

TOTAL OB/XF											
3,864											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		349,453	
TOTAL MARKET OB/XF VALUE		3,864	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		408,317	
SOH/AGL Deduction		0	
ASSESSED VALUE		408,317	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		408,317	
TOTAL JUST VALUE		408,317	
NCON VALUE		353,317	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		22,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012326	C0 ISSUED		09/26/2023
230010560	H2263 G447 P264	370,340	07/12/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2697/520	2/29/2024	WD	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: SANCHEZ EMILIO & MA					
2642/167	5/22/2023	WD	U	V	30
GRANTOR: SANDY RIDGE DEVELOPME					
GRANTEE: SEDA CONSTRUCTION C					

BUILDING NOTES											
BAS=[YR=2024;ORIG=58,6] W21 W18 W11 S52 E10 E2 N2 E6 S2 E11 N17 E16 N4 E5 N31 \$											
FGR=[YR=2024;ORIG=37,41] E16 N4 E5 S27 W21 N2 N4 N17 \$											
FOP=[YR=2024;ORIG=19,-4] E18 S10 W18 N10 \$											
FOP=[YR=2024;ORIG=18,58] E2 N2 E6 S2 E11 S4 W19 N4 \$											