LOT 49
SANDY RIDGE OR 2638/638

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

2024

42-2N-27-1095-0049-0000

BUILDING CHARACTERISTICS

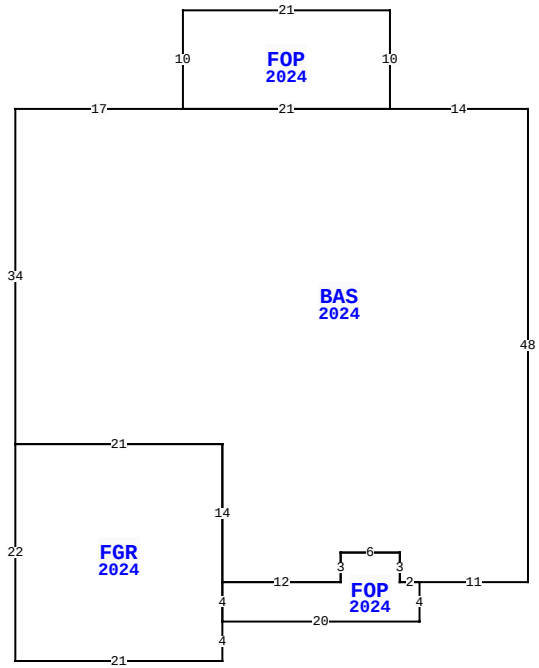
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	294,447
FGR	462	55	254	34,244
FOP	98	30	29	3,910
FOP	210	30	63	8,494
TOTALS	2,954		2,530	341,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,530	107.8560	134.82	341,095	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2184 HX Base Yr



85448 SANDY RIDGE LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

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
1	0855	CONC PAVER	0	0	0	0	780.00	SF	10.00	10.00	100	2024	2023		100	7,800	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	341,095
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	403,895
SOH/AGL Deduction	0
ASSESSED VALUE	403,895
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	403,895
TOTAL JUST VALUE	403,895
NCON VALUE	348,895
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230015264	CO ISSUED		11/29/2023
230009745	H2188 G457 P306	406,757	07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2655/1161	7/21/2023	WD	U	V	30	110,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W14 W21 W17 S34 E21 S14 E12 N3 E6 S3 E2 E11 N48 $
FOP=[YR=2024;ORIG=55,0] E21 S10 W21 N10 $
FGR=[YR=2024;ORIG=38,44] E21 S14 S4 S4 W21 N22 $
FOP=[YR=2024;ORIG=59,58] E12 N3 E6 S3 E2 S4 W20 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS