LOT 67
SANDY RIDGE OR 2638/638

SEDA CONSTRUCTION COMPANY
85177 SANDY RIDGE LOOP
YULEE, FL 32097

2024

42-2N-27-1095-0067-0000

BUILDING CHARACTERISTICS

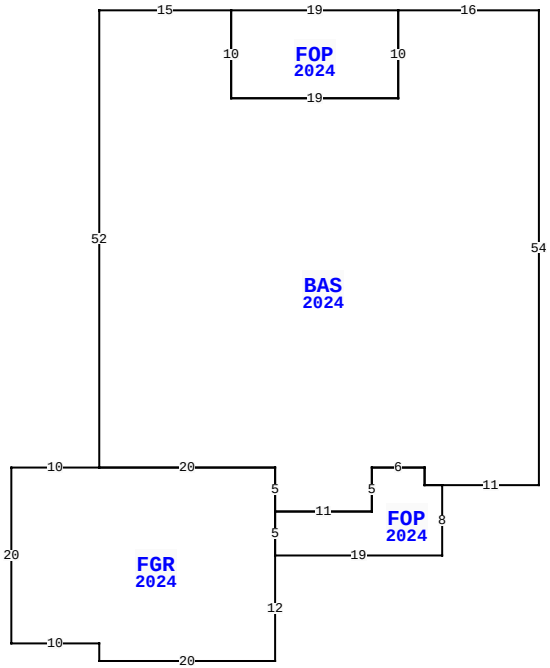
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,491	100	2,491	358,953
FGR	640	55	352	50,723
FOP	131	30	39	5,620
FOP	190	30	57	8,214
TOTALS	3,452		2,939	423,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,939	115.2816	144.10	423,510	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2491 HX Base Yr



85177 SANDY RIDGE LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	423,510
TOTAL MARKET OB/XF VALUE	11,460
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	489,970
SOH/AGL Deduction	0
ASSESSED VALUE	489,970
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,970
TOTAL JUST VALUE	489,970
NCON VALUE	434,970
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011082	H2497 G652 P328		08/29/2023
220006257			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/709	10/10/2023	WD	U	V	30	110,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W16 S10 W19 N10 W15 S52 E20 S5 E11 N5 E6 S2 E2 E11 N54 $
FOP=[YR=2024;ORIG=35,10] E19 S10 W19 N10 $
FGR=[YR=2024;ORIG=40,62] S5 S5 S12 W20 N2 W10 N20 E10 E20 $
FOP=[YR=2024;ORIG=40,67] E11 N5 E6 S2 E2 S8 W19 N5 $
.

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	1,146.00	SF	10.00	10.00	100	2024	2023		100	11,460	

LAND DESCRIPTION

TOTAL OB/XF 11,460

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