PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E & PT OF JOHN W
LOWE GRANT SEC 44-3N-28E IN

TODD DEBRA BROOK
97110 MCGIRTS CREEK LOOP
YULEE, FL 32097

2024

50-3N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

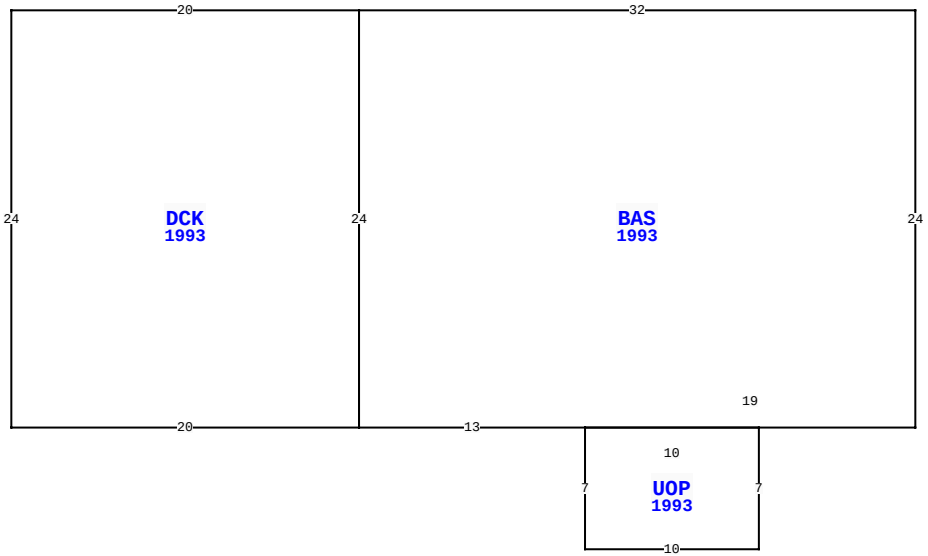
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	72,391
DCK	480	10	48	4,525
UOP	70	20	14	1,319
TOTALS	1,318		830	78,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	830	121.0000	114.95	95,408	1960	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 0% - 2020 Heated Area: 768 HX Base Yr 2020



97110 MCGIRTS CREEK LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		789,742
TOTAL MARKET OB/XF VALUE		72,045
TOTAL LAND VALUE - MARKET		490,400
TOTAL MARKET VALUE		1,352,187
SOH/AGL Deduction		631,695
ASSESSED VALUE		720,492
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		670,492
TOTAL JUST VALUE		1,352,187
NCON VALUE		63,776
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,166,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808032	NEW CONSTR	593,640	10/01/2018
971755	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/1796	3/01/2016	QC	U	I	11	100
GRANTOR: BEDELL FRANK C JR						
GRANTEE: FRANK C BEDELL JR &						
2025/0226	1/21/2016	QC	U	I	11	100
GRANTOR: BEDELL FRANK CARMAN J						
GRANTEE: TODD DEBRA BROOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 DCK=[YR=1993] W20 S24 E20 N24$ S24 E13
UOP=[YR=1993] S7 E10 N7 W10$ E19 N24$.

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1983	1983	3	20	772	
2	0300	BOAT DCK W	0	100	30	4	120.00	SF	40.00	40.00	100	2017	2017	3	84	4,032	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	
4	0861	POOL GUNIT	1	100	0	0	441.00	SF	85.00	85.00	100	2024	2023		100	37,485	
5	0810	CONCRETE A	1	100	0	0	2,010.00	SF	6.50	6.50	100	2024	2023		100	13,065	
6	0462	ST/AL FNC	1	100	0	0	408.00	SF	10.00	10.00	100	2024	2023		100	4,080	
7	0810	CONCRETE A	1	100	109	3	327.00	SF	6.50	6.50	100	2024	2023		100	2,126	
8	0810	CONCRETE A	1	100	36	30	1,080.00	SF	6.50	6.50	100	2024	2023		100	7,020	

LAND DESCRIPTION

TOTAL OB/XF 72,045

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	000115	C	SFR ACRES	100	0005	RSF-1	0.00	0.00	6.13	AC		1.00	1.00	1.00	80,000.00	80,000.00	490,400							

REVIEW DATE 11/09/2023 BY DJ Total Acres: 6.13 Total Land Value: 490,400 Market: 0 Agricultural: 0 Common: 490,400 PRINTED 08/06/2024 BY SYS

PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E & PT OF JOHN W
LOWE GRANT SEC 44-3N-28E IN

TODD DEBRA BROOK
97110 MCGIRTS CREEK LOOP
YULEE, FL 32097

2024

50-3N-28-0000-0002-0000

BUILDING CHARACTERISTICS

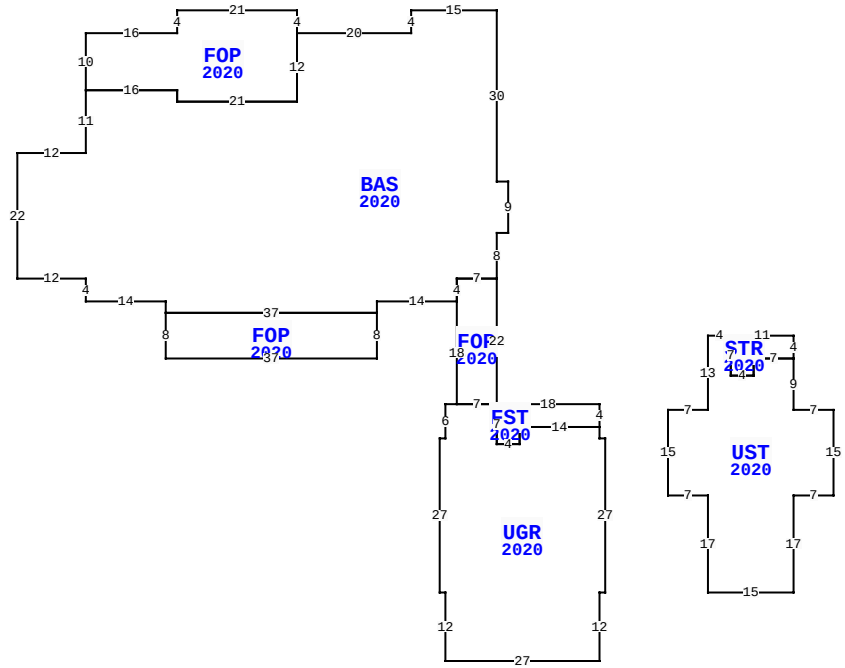
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,360	100	3,360	519,484
FOP	154	30	46	7,112
FOP	296	30	89	13,760
FOP	496	30	149	23,036
FST	84	55	46	7,112
STR	56	10	6	928
UGR	1,185	45	533	82,407
UST	829	45	373	57,668
TOTALS	6,460		4,602	711,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,602	104.1159	156.17	718,694	2020	2020	0	0	0	1.00	99.00

2 SFR CUST – 100% - 2020 Heated Area: 3360 HX Base Yr 2020



97110 MCGIRTS CREEK LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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2025/0226	1/21/2016	QC	U	I	11	100
GRANTOR: BEDELL FRANK CARMAN J						
GRANTEE: TODD DEBRA BROOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 S4 W20 FOP=[YR=2020] N4 W21 S4 W16 S10 E16 S2 E21 N12$ S12 W21 N2 W16 S11 W12 S22 E12 S4 E14 S2 FOP=[YR=2020] S8 E37 N8 W37$ E37 N2 E14 FOP=[YR=2020] S18 UGR=[YR=2020] W2 S6 W1 S27 E1 S12 E27 N12 E1 N27 W1 N2 FST=[YR=2020] N4 W18 S7 E4 N3 E14$ W14 S3 W4 N7 W7$ E7 N22 W7 S4$ N4 E7 N8 E2 N9 W2 N30$ PTR= E30 S70 UST=[YR=2020] E7 N13 E4 STR=[YR=2020] E11 S4 W7 S3 W4 N7 $ S7 E4 N3 E7 S9 E7 S15 W7 S17 W15 N17 W7 N15$ N70 W30$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/09/2023 BY DJ Total Acres: 6.13 Total Land Value: 490,400 Market: 0 Agricultural: 0 Common: 490,400 PRINTED 08/06/2024 BY SYS