

PT WM G CHRISTOPHER GRANT
SEC 50-3N-28E IN OR 2216/1659
(EX UTIL ESMT IN OR 1260/1499)

REDDICK JOSHUA P & LINDSAY
96842 MCGIRTS CREEK LOOP
YULEE, FL 32097

2024

50-3N-28-0000-0002-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	2,000	100	2,000	242,166
FEP	80	80	64	7,749
FOP	160	30	48	5,812
SFB	304	80	243	29,423
TOTALS	2,544		2,355	285,151

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	4	80.00	SF	6.50	6.50	100	2010
2	0810	CONCRETE A	0 100	25	20	500.00	SF	6.50	6.50	100	2011
3	0812	CONCRETE C	0 100	0	0	1,005.00	SF	4.00	4.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	4.00	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,355	104.6640	130.83	308,105	2008	2008	0	0	7.45	92.55
1 SNGL FAM - 100% - 2019 Heated Area: 2243 HX Base Yr 2019											
96842 MCGIRTS CREEK LOOP, YULEE											

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

TOTAL OB/XF											
7,282											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		300,769	
TOTAL MARKET OB/XF VALUE		7,282	
TOTAL LAND VALUE - MARKET		320,000	
TOTAL MARKET VALUE		628,051	
SOH/AGL Deduction		295,565	
ASSESSED VALUE		332,486	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		282,486	
TOTAL JUST VALUE		628,051	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		581,192	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C13576	CO ISSUED	0	06/30/2009
B0413576	NEW CONSTR	0	12/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2216/1659	8/06/2018	WD	Q	I	01
GRANTOR: TODD DEBRA BROOK THRI					SALE PRICE
GRANTEE: REDDICK JOSHUA P &					340,000
2209/1711	4/12/2018	WD	U	I	11
GRANTOR: BEDELL FRANK CARMAN J					100
GRANTEE: THRIFT DEBRA BROOK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W11 FEP=[YR=2018] N10 SFB=[YR=2018] N6 W24 S16 E16 N10 E8 \$ W8 S10 E8 \$ W39 S40 E15 FOP=[YR=2008] S8 E20 N8 W20 \$ E35 N40 \$.											

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