LOT 14
SANDY RIDGE OR 2638/638

WU EVELYNE
85124 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0014-0000

NASSAU COUNTY PROPERTY

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

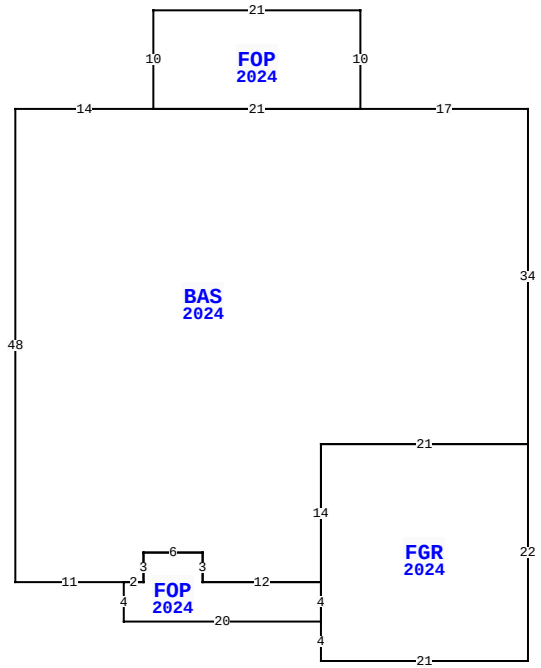
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4096.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2024	2,184	313,841
FGR	462	55	2024	254	36,500
FOP	98	30	2024	29	4,167
FOP	210	30	2024	63	9,053
TOTALS	2,954			2,530	363,561

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	108.8640	143.70	363,561	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2184 HX Base Yr 2025



85124 SANDY RIDGE LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,561
TOTAL MARKET OB/XF VALUE		3,943
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		422,504
SOH/AGL Deduction		0
ASSESSED VALUE		422,504
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		366,782
TOTAL JUST VALUE		422,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230013577	CO ISSUED		10/24/2023
230007371	HTD2080 G422 P296	406,757	06/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2748/1534	11/06/2024	WD	Q	I	02	482,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WU EVELYNE						
2652/106	7/05/2023	WD	U	V	30	110,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W17 W21 W14 S48 E11 E2 N3 E6 S3 E12 N14 E21 N34 $
FGR=[YR=2024;ORIG=59,44] E21 S22 W21 N4 N4 N14 $
FOP=[YR=2024;ORIG=42,0] E21 S10 W21 N10 $
FOP=[YR=2024;ORIG=39,58] E2 N3 E6 S3 E12 S4 W20 N4 $
.

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	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	2024	2023		100	3,494	
2	0810	CONCRETE A	0	100	0	0	69.00	SF	6.50	6.50	100	2024	2023		100	449	

LAND DESCRIPTION

TOTAL OB/XF 3,943

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	RES	100		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 11/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS