LOT 19
SANDY RIDGE OR 2638/638

ROSENSTEIN HEATHER
85164 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

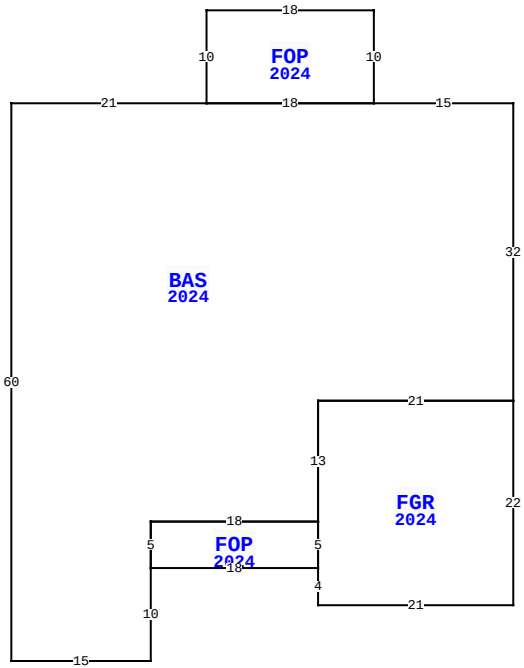
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100	2024	2,382	351,798
FGR	462	55	2024	254	37,513
FOP	90	30	2024	27	3,988
FOP	180	30	2024	54	7,975
TOTALS	3,114			2,717	401,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,717	111.8880	147.69	401,274	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2382 HX Base Yr 2025



85164 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		401,274
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		460,782
SOH/AGL Deduction		0
ASSESSED VALUE		460,782
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		410,060
TOTAL JUST VALUE		460,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012335	CO ISSUED		09/26/2023
220010561	HTD 2288/ G512/ P		07/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1441	6/17/2024	WD	Q	I	02	542,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROSENSTEIN HEATHER						
2642/178	5/22/2023	WD	U	V	30	110,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W15 W18 W21 S60 E15 N10 N5 E18 N13 E21 N32 $
FGR=[YR=2024;ORIG=49,42] E21 S22 W21 N4 N5 N13 $
FOP=[YR=2024;ORIG=37,0] E18 S10 W18 N10 $
FOP=[YR=2024;ORIG=31,55] E18 S5 W18 N5 $
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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	867.00	SF	5.20	5.20	100	2024	2023		100	4,508	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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 12/05/2023 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS