LOT 23
SANDY RIDGE OR 2638/638

SEDA CONSTRUCTION COMPANY
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2025

42-2N-27-1095-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

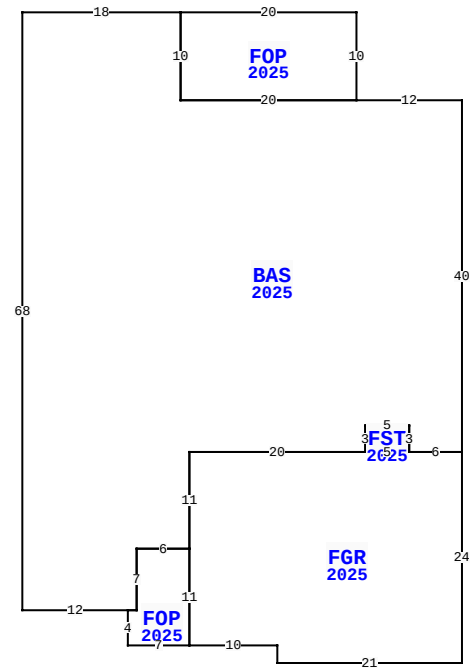
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,465	100	2025	2,465	370,933
FGR	724	55	2025	398	59,891
FOP	70	30	2025	21	3,160
FOP	200	30	2025	60	9,029
FST	15	55	2025	8	1,204
TOTALS	3,474			2,952	444,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,952	113.9985	150.48	444,217	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2465 HX Base Yr



85212 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	444,217
TOTAL MARKET OB/XF VALUE	9,350
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	508,567
SOH/AGL Deduction	0
ASSESSED VALUE	508,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	508,567
TOTAL JUST VALUE	508,567
NCON VALUE	453,567
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240010388	CO		09/10/2024
B240004423	HTD 2486/ FGR 717	466,610	04/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1817	5/23/2024	WD	U	V	30	120,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

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	935.00	SF	10.00	10.00	100	2025	2024		100	9,350	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,0] E18 S10 E20 E12 S40 W6 N3 W5 S3 W20 S11 W6 S7 W1 W12 N68 $
FST=[YR=2025;ORIG=99,47] E5 S3 W5 N3 $
FOP=[YR=2025;ORIG=72,72] N4 E1 N7 E6 S11 W7 $
FGR=[YR=2025;ORIG=79,50] E20 E5 E6 S24 W21 N2 W10 N11 N11 $
FOP=[YR=2025;ORIG=78,10] E20 N10 W20 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,350

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	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 12/26/2024 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS