LOT 24
SANDY RIDGE OR 2638/638

GEORGE VANCAITO & LEOVA JOINT REV LVNG TRUST/GEORG
85220 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

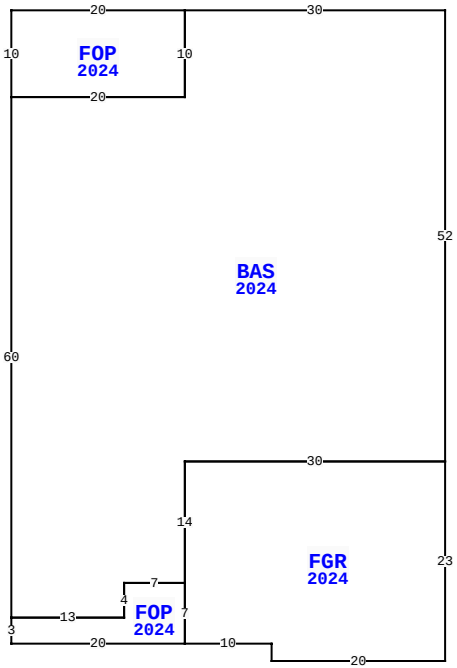
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,732	100	2024	2,732	398,872
FGR	670	55	2024	368	53,728
FOP	88	30	2024	26	3,796
FOP	200	30	2024	60	8,760
TOTALS	3,690			3,186	465,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,186	110.6070	146.00	465,156	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2732 HX Base Yr 2024



85220 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		465,156
TOTAL MARKET OB/XF VALUE		7,090
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		527,246
SOH/AGL Deduction		10,085
ASSESSED VALUE		517,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		466,439
TOTAL JUST VALUE		527,246
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014605	CO ISSUED		11/14/2023
230009501	HTD 2736/ G663/ P	511,672	07/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/256	6/07/2024	SW	U	I	11	100
GRANTOR: GEORGE VANCAITO D & L						
GRANTEE: GEORGE VANCAITO & L						
2686/269	12/19/2023	WD	Q	I	01	584,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GEORGE VANCAITO D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W30 S10 W20 S60 E13 N4 E7 N14 E30 N52 $
FOP=[YR=2024;ORIG=30,0] E20 S10 W20 N10 $
FGR=[YR=2024;ORIG=50,52] E30 S23 W20 N2 W10 N7 N14 $
FOP=[YR=2024;ORIG=30,70] S3 E20 N7 W7 S4 W13 $
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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	0855	CONC PAVER	0	100	0	0	652.00	SF	10.00	10.00	100	2024	2023		100	6,520	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	10.00	10.00	100	2024	2023		100	570	

LAND DESCRIPTION

TOTAL OB/XF 7,090

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 12/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS