LOT 28
SANDY RIDGE OR 2638/638

ROTE JAMES E & PATRICIA A
85252 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0028-0000

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 100
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

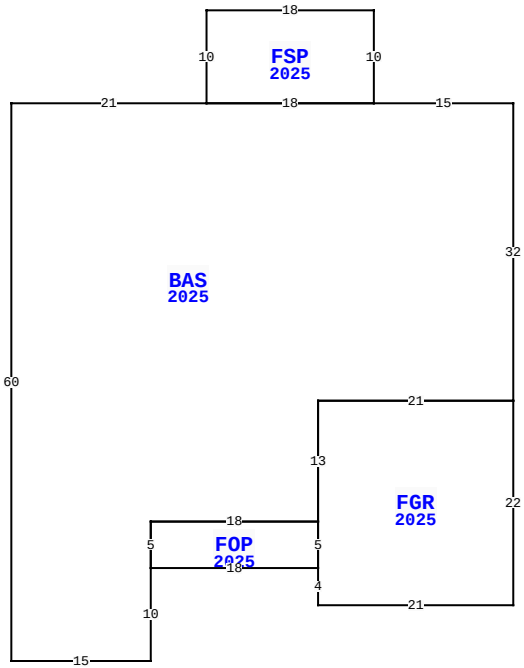
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100	2025	2,382	354,966
FGR	462	55	2025	254	37,851
FOP	90	30	2025	27	4,024
FSP	180	40	2025	72	10,729
TOTALS	3,114			2,735	407,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,735	112.8960	149.02	407,570	2024	2024	0	0	0	0.00	100.00

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



85252 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		407,570
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		470,920
SOH/AGL Deduction		221,285
ASSESSED VALUE		249,635
TOTAL EXEMPTION VALUE	13	249,635
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		470,920
NCON VALUE		415,920
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011278	IN GROUND SWIMMIN	62,694	10/03/2024
CO240001506	NSFR T-3113 H-238	432,616	02/07/2024
230012837	H2380 G461 P272	432,616	10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2719/1482	6/18/2024	WD	Q	I	01	578,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ROTE JAMES E & PATR						
2678/1670	11/08/2023	WD	U	V	30	110,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E21 E18 E15 S32 W21 S13 W18 S5 S10 W15 N60 $
FGR=[YR=2025;ORIG=63,42] E21 S22 W21 N4 N5 N13 $
FSP=[YR=2025;ORIG=51,10] E18 N10 W18 S10 $
FOP=[YR=2025;ORIG=45,55] 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	0855	CONC PAVER	0	100	0	0	835.00	SF	10.00	10.00	100	2025	2024		100	8,350	

LAND DESCRIPTION

TOTAL OB/XF 8,350

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	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 06/04/2025 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS