LOT 29
SANDY RIDGE OR 2638/638

MAI PHONG
85260 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0029-0000

BUILDING CHARACTERISTICS

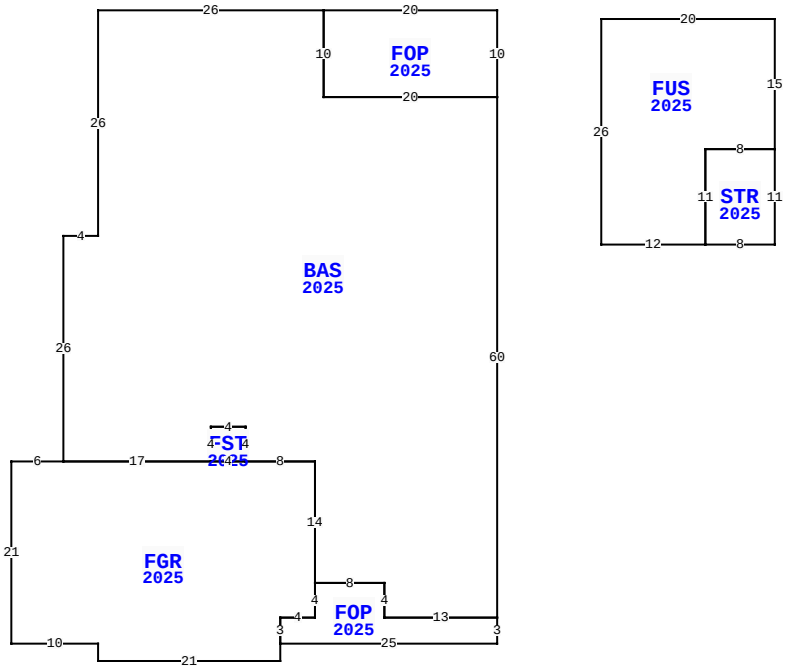
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,626	100	2025	2,626	367,535
FGR	765	55	2025	421	58,923
FOP	107	30	2025	32	4,479
FOP	200	30	2025	60	8,398
FST	16	55	2025	9	1,260
FUS	432	100	2025	432	60,463
STR	88	10	2025	9	1,260
TOTALS	4,234			3,589	502,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,589	106.0290	139.96	502,316	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 3058 HX Base Yr



85260 SANDY RIDGE LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	502,316
TOTAL MARKET OB/XF VALUE	9,150
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	566,466
SOH/AGL Deduction	0
ASSESSED VALUE	566,466
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	566,466
TOTAL JUST VALUE	566,466
NCON VALUE	511,466
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011264	NEW SFR T-4161 H-	568,876	10/03/2024
B240005301	NEW SFR T-4161 H-	568,876	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2791/1617	5/30/2025	WD	Q	I	01	575,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MAI PHONG						
2713/1826	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	915.00	SF	10.00	10.00	100	2025	2024		100	9,150	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=57,9] E26 S10 E20 S60 W13 N4 W8 N14 W8 N4 W4 S4 W17 N26 E4 N26 $
FOP=[YR=2025;ORIG=83,19] E20 N10 W20 S10 $
FST=[YR=2025;ORIG=70,57] E4 S4 W4 N4 $
FOP=[YR=2025;ORIG=103,82] N3 W13 N4 W8 S4 W4 S3 E25 $
FGR=[YR=2025;ORIG=47,61] E6 E17 E4 E8 S14 S4 W4 S3 S2 W21 N2 W10 N21 $
FUS=[YR=2025;ORIG=115,10] E20 S15 W8 S11 W12 N26 $
STR=[YR=2025;ORIG=127,25] E8 S11 W8 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,150

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