



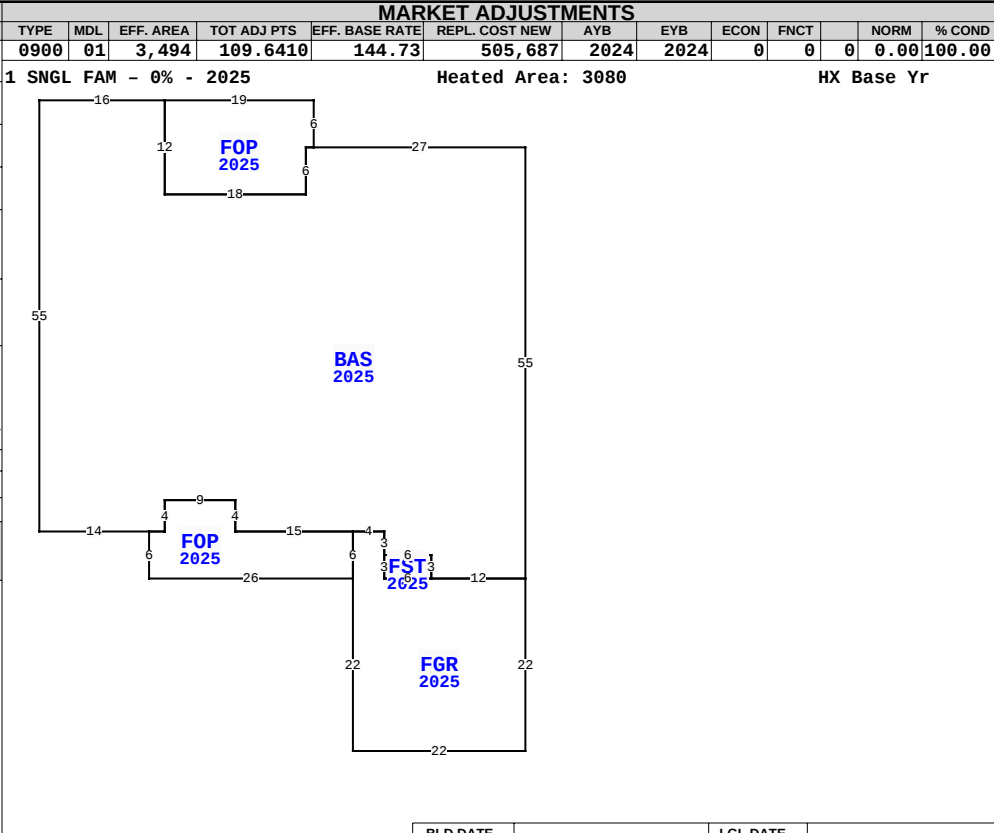
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	3,080	100	2025	3,080	445,768
FGR	508	55	2025	279	40,380
FOP	192	30	2025	58	8,394
FOP	222	30	2025	67	9,697
FST	18	55	2025	10	1,447

TOTALS	4,020			3,494	505,687
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	860.00	SF	10.00



85292 SANDY RIDGE LOOP, YULEE	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	860.00	SF	10.00	10.00	100	2025	2024		100	8,600	

LAND DESCRIPTION										TOTAL OB/XF										8,600	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
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					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		505,687	
TOTAL MARKET OB/XF VALUE		8,600	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		569,287	
SOH/AGL Deduction		0	
ASSESSED VALUE		569,287	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		569,287	
TOTAL JUST VALUE		569,287	
NCON VALUE		514,287	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240001507	NEW SFR T-3988 H-	555,983	02/07/2024
230012606	H3083 G504 P401	555,983	09/29/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2759/1911	1/03/2025	WD	Q	I	02	599,900	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: STONESIFER MICHAEL							
2678/1661	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=13,21] E16 S12 E18 N6 E1 E27 S55 W12 N3 W6 N3 W4 W15 N4 W9 S4 W2 W14 N55 \$									
FOP=[YR=2025;ORIG=53,76] W15 N4 W9 S4 W2 S6 E26 N6 \$									
FGR=[YR=2025;ORIG=75,82] W12 W6 N3 N3 W4 S6 S22 E22 N22 \$									
FOP=[YR=2025;ORIG=48,21] S6 W1 S6 W18 N12 E19 \$									
FST=[YR=2025;ORIG=57,79] E6 S3 W6 N3 \$									
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