LOT 40
SANDY RIDGE OR 2638/638

BRAZIE JAMES BILLUPS & REBECCA REIMAN L/E/
85358 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0040-0000

BUILDING CHARACTERISTICS

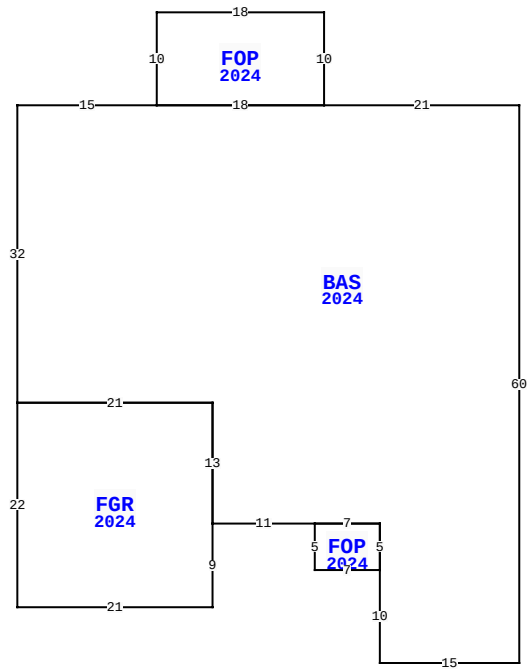
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,382	100	2024	2,382	369,234
FGR	462	55	2024	254	39,373
FOP	35	30	2024	10	1,550
FOP	180	30	2024	54	8,371
TOTALS	3,059			2,700	418,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	117.4320	155.01	418,527	2024	2024	0	0	0	0.00	100.00

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



85358 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		418,527
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		483,827
SOH/AGL Deduction		0
ASSESSED VALUE		483,827
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		433,105
TOTAL JUST VALUE		483,827
NCON VALUE		428,827
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001513	NEW SINGLE FAMILY	430,850	02/07/2024
230011078	H2380 G461 P217	430,850	08/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1766	11/04/2024	LE	U	I	11	100
GRANTOR: BRAZIE REBECCA REIMAN						
GRANTEE: BRAZIE JEFFREY BLAK						
2694/229	2/12/2024	WD	Q	I	01	531,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BRAZIE JAMES BILLUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W21 W18 W15 S32 E21 S13 E11 E7 S5 S10 E15 N60 $
FGR=[YR=2024;ORIG=36,42] E21 S13 S9 W21 N22 $
FOP=[YR=2024;ORIG=51,0] E18 S10 W18 N10 $
FOP=[YR=2024;ORIG=68,55] E7 S5 W7 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2025	2024		100	8,300	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS