LOT 41
SANDY RIDGE OR 2638/638

PIKULA JAMES M/SCHMITZ BREA A
85374 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0041-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	04	Quality Level 04

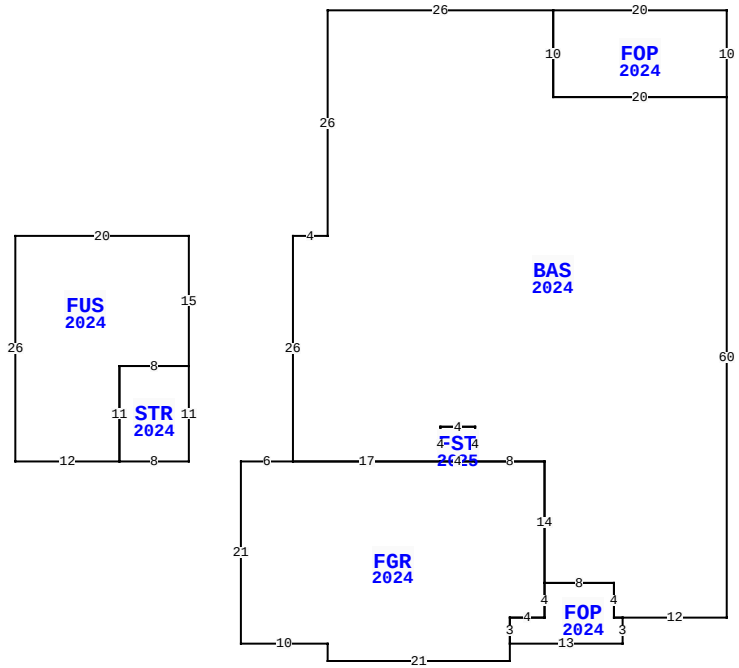
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,626	100	2024	2,626	371,789
FGR	765	55	2024	421	59,605
FOP	71	30	2024	21	2,973
FOP	200	30	2024	60	8,495
FST	16	55	2025	9	1,274
FUS	432	100	2024	432	61,163
STR	88	10	2024	9	1,274
TOTALS	4,198			3,578	506,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,578	107.2575	141.58	506,573	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3058 HX Base Yr



85374 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		506,573
TOTAL MARKET OB/XF VALUE		10,460
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		572,033
SOH/AGL Deduction		0
ASSESSED VALUE		572,033
TOTAL EXEMPTION VALUE	13	572,033
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		572,033
NCON VALUE		517,033
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001512	NSFR (T)4122 (H)3	567,624	02/07/2024
230011542	H3075 G766 P281	567,624	09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/1736	3/20/2024	WD	Q	I	01	682,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PIKULA JAMES M						
2662/1060	8/21/2023	WD	U	V	30	110,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] W20 N10 W26 S26 W4 S26 E17 N4 E4 S4 E8 S14 E8 S4 E1 E12 N60 $
FGR=[YR=2024;ORIG=34,52] E6 E17 E4 E8 S14 S4 W4 S3 S2 W21 N2 W10 N21 $
FUS=[YR=2024;ORIG=8,26] E20 S15 W8 S11 W12 N26 $
FOP=[YR=2024;ORIG=70,0] E20 S10 W20 N10 $
STR=[YR=2024;ORIG=20,41] E8 S11 W8 N11 $
FOP=[YR=2024;ORIG=69,66] E8 S4 E1 S3 W13 N3 E4 N4 $
FST=[YR=2025;ORIG=57,48] E4 S4 W4 N4 $
.

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	1,046.00	SF	10.00	10.00	100	2025	2024		100	10,460	

LAND DESCRIPTION

TOTAL OB/XF 10,460

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