LOT 43
SANDY RIDGE OR 2638/638

TURNER JEFFREY & AMY
85390 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0043-0000

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	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

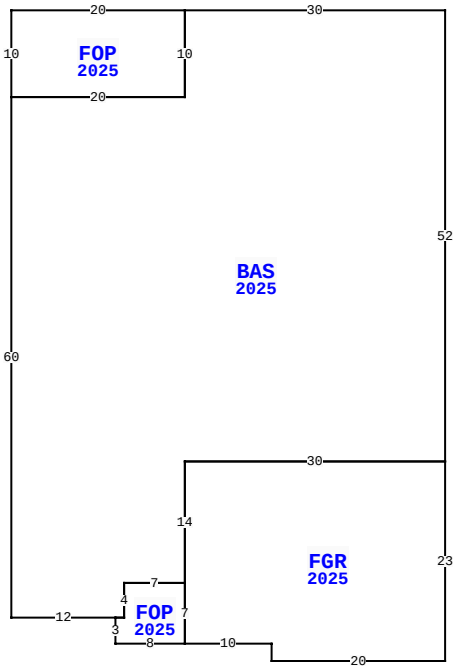
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,732	100	2025	2,732	398,872
FGR	670	55	2025	368	53,728
FOP	52	30	2025	16	2,336
FOP	200	30	2025	60	8,760
TOTALS	3,654			3,176	463,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,176	110.6070	146.00	463,696	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2732 HX Base Yr



85390 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	463,696
TOTAL MARKET OB/XF VALUE	9,940
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	528,636
SOH/AGL Deduction	0
ASSESSED VALUE	528,636
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	528,636
TOTAL JUST VALUE	528,636
NCON VALUE	473,636
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240012170	NSFR (T)3654 (H)2	504,015	10/30/2024
B240006899	NSFR (T)3654 (H)2	504,015	06/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1548	2/27/2025	WD	Q	I	01	543,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: TURNER JEFFREY & AM						
2692/707	1/31/2024	WD	U	V	30	550,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,0] W30 S10 W20 S60 E12 E1 N4 E7 N14 E30 N52 $
FGR=[YR=2025;ORIG=60,52] E30 S23 W20 N2 W10 N7 N14 $
FOP=[YR=2025;ORIG=60,10] W20 N10 E20 S10 $
FOP=[YR=2025;ORIG=52,73] E8 N7 W7 S4 W1 S3 $
.

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	994.00	SF	10.00	10.00	100	2025	2024		100	9,940	

LAND DESCRIPTION

TOTAL OB/XF 9,940

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