LOT 62
SANDY RIDGE OR 2638/638

SEDA CONSTRUCTION COMPANY
2120 CORPORATE SQUARE BLVD #3
JACKSONVILLE, FL 32216

2025

42-2N-27-1095-0062-0000

BUILDING CHARACTERISTICS

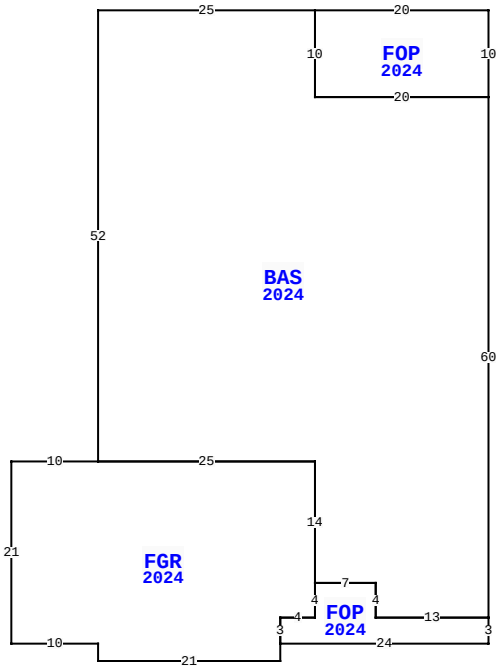
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,472	100	2024	2,472	351,049
FGR	765	55	2024	421	59,786
FOP	100	30	2024	30	4,260
FOP	200	30	2024	60	8,521
TOTALS	3,537			2,983	423,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,983	107.5830	142.01	423,616	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2472 HX Base Yr



85113 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	423,616
TOTAL MARKET OB/XF VALUE	10,440
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	489,056
SOH/AGL Deduction	0
ASSESSED VALUE	489,056
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	489,056
TOTAL JUST VALUE	489,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	466,594

SEDA MODEL HOME/ SALES OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012007	CO ISSUED		09/19/2023
220010559	H2736/ G663 /P255	440,521	07/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2648/1484	6/16/2023	WD	U	V	30	110,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W20 N10 W25 S52 E25 S14 E7 S4 E13 N60 $
FOP=[YR=2024;ORIG=60,-10] E20 S10 W20 N10 $
FGR=[YR=2024;ORIG=35,42] E25 S14 S4 W4 S3 S2 W21 N2 W10 N21 E10 $
FOP=[YR=2024;ORIG=60,56] E7 S4 E13 S3 W24 N3 E4 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	0	0	0	1,044.00	SF	10.00	10.00	100	2024	2023		100	10,440	

LAND DESCRIPTION

TOTAL OB/XF 10,440

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 12/04/2023 BY DJ Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS