

MORSE STEVEN D/ROMANO MARY
85177 SANDY RIDGE LOOP
YULEE, FL 32097

42-2N-27-1095-0067-0000

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 60

Interior Floo

14

CARPET 40

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

2,491

100

2024

2,491

379,055

FGR

650

55

2024

358

54,477

FOP

131

30

2024

39

5,935

FOP

190

30

2024

57

8,674

TOTALS

3,462

2,945

448,141

MARKET ADJUSTMENTS

0900

01

2,945

115.2816

EFF. BASE RATE

152.17

REPL. COST NEW

448,141

AYB

2023

EYB

2023

ECON

0

FNCT

0

NORM

0.00

% COND

100.00

1 SNGL FAM - 0% - 2025

Heated Area: 2491

HX Base Yr

15

19

16

10

10

19

51

54

10

20

5

11

5

6

11

8

19

12

10

20

21

BAS
2024

FOP
2024

FGR
2024

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/14/2024

MLU

EXTRA FEATURES

85177 SANDY RIDGE LOOP, YULEE

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

1,146.00

SF

10.00

10.00

100

2024

2023

100

11,460

LAND DESCRIPTION

TOTAL OB/XF

11,460

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

RES POND

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

448,141

TOTAL MARKET OB/XF VALUE

11,460

TOTAL LAND VALUE - MARKET

55,000

TOTAL MARKET VALUE

514,601

SOH/AGL Deduction

0

ASSESSED VALUE

514,601

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

514,601

TOTAL JUST VALUE

514,601

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

489,970

PERMIT NUM

DESCRIPTION

AMT

ISSUED

230011082

H2497 G652 P328

08/29/2023

220006257

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

2743/1910

10/16/2024

WD Q

I

02

549,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MORSE STEVEN D

2673/709

10/10/2023

WD U

V

30

110,000

GRANTOR: SANDY RIDGE DEVELOPME

GRANTEE: SEDA CONSTRUCTION C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,10] W16 S10 W19 N10 W15 S51 S1 E20 S5

E11 N5 E6 S2 E2 E11 N54 \$

FGR=[YR=2024;ORIG=40,62] S5 S5 S12 W20 N2 W10 N21 E10 S1 E20

\$

FOP=[YR=2024;ORIG=35,10] E19 S10 W19 N10 \$

FOP=[YR=2024;ORIG=40,67] E11 N5 E6 S2 E2 S8 W19 N5 \$

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