LOT 68
SANDY RIDGE OR 2638/638

GILBERT JOSHUA R & SARAH M
85185 SANDY RIDGE LOOP
YULEE, FL 32097

**2025**

**42-2N-27-1095-0068-0000**

## BUILDING CHARACTERISTICS

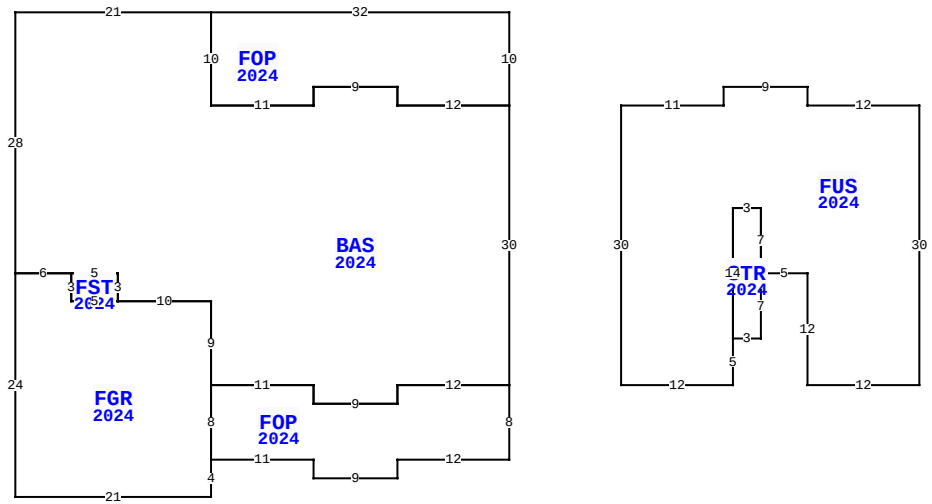
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,614 | 100 | 2024 | 1,614 | 238,662 |
| FGR | 459 | 55 | 2024 | 252 | 37,263 |
| FOP | 256 | 30 | 2024 | 77 | 11,386 |
| FOP | 302 | 30 | 2024 | 91 | 13,456 |
| FST | 15 | 55 | 2024 | 8 | 1,183 |
| FUS | 861 | 100 | 2024 | 861 | 127,316 |
| STR | 42 | 10 | 2024 | 4 | 591 |
| TOTALS | 3,549 | | | 2,907 | 429,858 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,907 | 112.0245 | 147.87 | 429,858 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 2475 HX Base Yr 2025




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/14/2024 MLU |
| INC DATE | | AG DATE | |

85185 SANDY RIDGE LOOP, YULEE

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 429,858 |
| TOTAL MARKET OB/XF VALUE | | 38,190 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 523,048 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 523,048 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 472,326 |
| TOTAL JUST VALUE | | 523,048 |
| NCON VALUE | | 468,048 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 55,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP240010745 | IN GROUND SWIMMIN | 50,000 | 09/19/2024 |
| CO240001505 | NEW SFR (T) 3508 | 459,945 | 02/07/2024 |
| 230012600 | H2488 G468 P552 | 459,945 | 09/29/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2722/702 | 6/28/2024 | WD | Q | I | 01 | 610,000 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: GILBERT JOSHUA R & | | | | | | |
| 2670/120 | 9/27/2023 | WD | U | V | 30 | 110,000 |
| GRANTOR: SANDY RIDGE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## 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 | 745.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 7,450 | |
| 2 | 0912 | SCRN RM G | 0 | 100 | 53 | 29 | 1,537.00 | SF | 20.00 | 20.00 | 100 | 2025 | 2024 | | 100 | 30,740 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=69,10] W12 N2 W9 S2 W11 N10 W21 S28 E6 E5 S3 E10 S9 E11 S2 E9 N2 E12 N30 $
FUS=[YR=2024;ORIG=81,10] E11 N2 E9 S2 E12 S30 W12 N12 W5 N7 W3 S14 S5 W12 N30 $
FGR=[YR=2024;ORIG=16,28] E6 S3 E5 E10 S9 S8 S4 W21 N24 $
FOP=[YR=2024;ORIG=37,0] E32 S10 W12 N2 W9 S2 W11 N10 $
FOP=[YR=2024;ORIG=37,40] E11 S2 E9 N2 E12 S8 W12 S2 W9 N2 W11 N8 $
STR=[YR=2024;ORIG=93,21] S14 E3 N7 N7 W3 $
FST=[YR=2024;ORIG=22,28] E5 S3 W5 N3 $
.

## LAND DESCRIPTION

TOTAL OB/XF 38,190

| 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 | 000134 | C | RES POND | 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 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