LOT 81
SANDY RIDGE OR 2638/638

JOHNSON STACEY YVETTE
85345 SANDY RIDGE LOOP
YULEE, FL 32097

2025

42-2N-27-1095-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

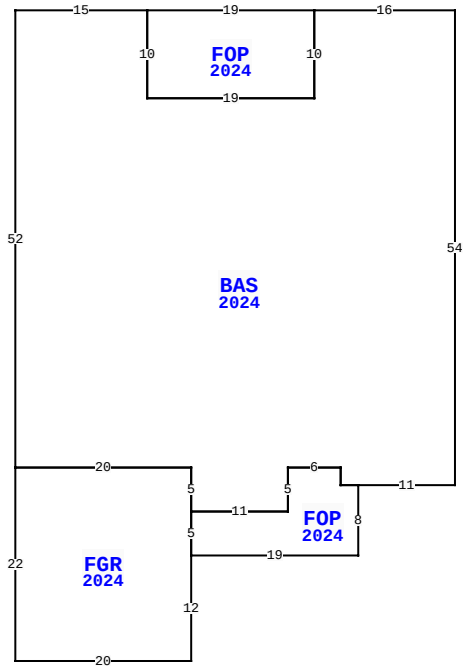
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,491	100	2024	2,491	364,583
FGR	440	55	2024	242	35,419
FOP	131	30	2024	39	5,708
FOP	190	30	2024	57	8,343
TOTALS	3,252			2,829	414,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,829	110.8800	146.36	414,052	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2491 HX Base Yr



85345 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	414,052
TOTAL MARKET OB/XF VALUE	7,570
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	476,622
SOH/AGL Deduction	0
ASSESSED VALUE	476,622
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,622
TOTAL JUST VALUE	476,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005105		457,942	12/04/2023
230009746	H2497 G438 P328	457,942	07/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1269	7/02/2025	QC	U	I	11	100
GRANTOR: HENRY DERRICK						
GRANTEE: JOHNSON STACEY YVET						
2798/1267	7/02/2025	WD	Q	I	01	465,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HENRY DERRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W16 S10 W19 N10 W15 S52 E20 S5 E11 N5 E6 S2 E2 E11 N54 $
FOP=[YR=2024;ORIG=64,10] W19 S10 E19 N10 $
FGR=[YR=2024;ORIG=30,62] E20 S5 S5 S12 W20 N22 $
FOP=[YR=2024;ORIG=50,67] S5 E19 N8 W2 N2 W6 S5 W11 $
.

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	757.00	SF	10.00	10.00	100	2024	2023		100	7,570	

LAND DESCRIPTION

TOTAL OB/XF 7,570

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