



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/LAMMT 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	2,346	100	2025	2,346	346,481
FGR	444	55	2025	244	36,036
FOP	50	30	2025	15	2,215
FOP	150	30	2025	45	6,646
TOTALS	2,990			2,650	391,378

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	747.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,650	111.8880	147.69	391,378	2024	2024	0	0
1 SNGL FAM - 0% - 2025									
Heated Area: 2346									
HX Base Yr									
85425 SANDY RIDGE LOOP, YULEE									

TOTAL OB/XF									
7,470									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	747.00	SF	10.00	10.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
391,378									
TOTAL MARKET OB/XF VALUE									
7,470									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
453,848									
SOH/AGL Deduction									
0									
ASSESSED VALUE									
453,848									
TOTAL EXEMPTION VALUE									
0									
BASE TAXABLE VALUE									
453,848									
TOTAL JUST VALUE									
453,848									
NCON VALUE									
398,848									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
55,000									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240010389	C0		09/10/2024
B240004246	HTD 2340/ FGR 446	422,779	04/15/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2713/1844	5/23/2024	WD	U	V	30	120,000	
GRANTOR: SANDY RIDGE DEVELOPME							
GRANTEE: SEDA CONSTRUCTION C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=30,10] E14 S10 E15 N10 E12 N6 E14 S45 W18 N1 W3 S4 W10 W10 S5 S7 W14 N54 \$									
FOP=[YR=2025;ORIG=44,20] E15 N10 W15 S10 \$									
FOP=[YR=2025;ORIG=44,52] E10 S5 W10 N5 \$									
FGR=[YR=2025;ORIG=85,49] W18 N1 W3 S4 S18 E21 N21 \$									