

GANDARIAS SARAH F REVOCABLE LIVING TRUST/GANDARIAS
514 CONTINUUM LOOP
YULEE, FL 32097

50-3N-27-1004-0117-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
Exterior Wall	31	HARDIE BRD 100	03	GABLE/HIP 100	03	COMP SHNGL 100	05	DRYWALL 100	13	LVT/LAMNT 60	14	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	2 100	2 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Roof Cover	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Interior Wall	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Interior Floo	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Air Condition	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Heating Type	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Bedrooms	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Bathrooms	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Frame	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Stories	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
Units	03	GABLE/HIP 100	05	COMP SHNGL 100	13	DRYWALL 100	14	LVT/LAMNT 60	03	CARPET 40	03	CENTRAL 100	04	AIR DUCTED 100	02	WOOD FRAME 100	1. 1. 100	0 100	02	WOOD FRAME 100	1. 1. 100	0 100	0900	01	1,656	129.0300	170.32	282,050	2023	0	0	0	0.00	100.00	282,050	4
VALUATION BY STANDARD																																				
Tax Group: 4														Tax Dist:																						
BUILDING MARKET VALUE														282,050																						
TOTAL MARKET OB/XF VALUE														2,980																						
TOTAL LAND VALUE - MARKET														85,000																						
TOTAL MARKET VALUE														370,030																						
SOH/AGL Deduction														0																						
ASSESSED VALUE														370,030																						
TOTAL EXEMPTION VALUE														HX HB 50,722																						
BASE TAXABLE VALUE														319,308																						
TOTAL JUST VALUE														370,030																						
NCON VALUE														0																						
INCOME VALUE																																				
PREVIOUS YEAR MKT VALUE														345,076																						
SALES DATA																																				
OFF RECORD Number				DATE				TYPE INST		Q U		V I		RSN CD		SALE PRICE																				
2793/477				6/09/2025				QC		U		I		11		100																				
GRANTOR: GANDARIAS SARAH																																				
GRANTEE: GANDARIAS SARAH F R																																				
2642/1266				5/19/2023				SW		Q		I		01		420,600																				
GRANTOR: PULTE HOME COMPANY LL																																				
GRANTEE: GANDARIAS SARAH																																				
BUILDING NOTES																																				
BUILDING DIMENSIONS																																				
BAS=[YR=2024;ORIG=100,0] W15 W14 S43 E6 S4 E10 D3R3 U3R3 E7 N47 \$																																				
FGR=[YR=2024;ORIG=71,43] E6 S4 E10 D3R3 S4 E2 S1 S12 W21 N24 \$																																				
FOP=[YR=2024;ORIG=85,-10] E15 S10 W15 N10 \$																																				
PTO=[YR=2024;ORIG=71,-10] E14 S10 W14 N10 \$																																				
FOP=[YR=2024;ORIG=100,47] W7 D3L3 S4 E2 S1 E8 N8 \$																																				
.																																				
LAND DESCRIPTION TOTAL OB/XF 2,980																																				
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																																				
1 000135 C RES NATURAL 100 PD - E 0.00 0.00 1.00 LT 1.00 1.00 1.00 85,000.00 85,000.00 85,000																																				
REVIEW DATE 05/01/2025 BY KB Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																				