LOT 2
MCGIRTS CREEK OR 2727/1923

NEW ATLANTIC BUILDERS INC
5875 MINING TERRACE STE 206
JACKSONVILLE, FL 32257

2025

50-3N-28-0165-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

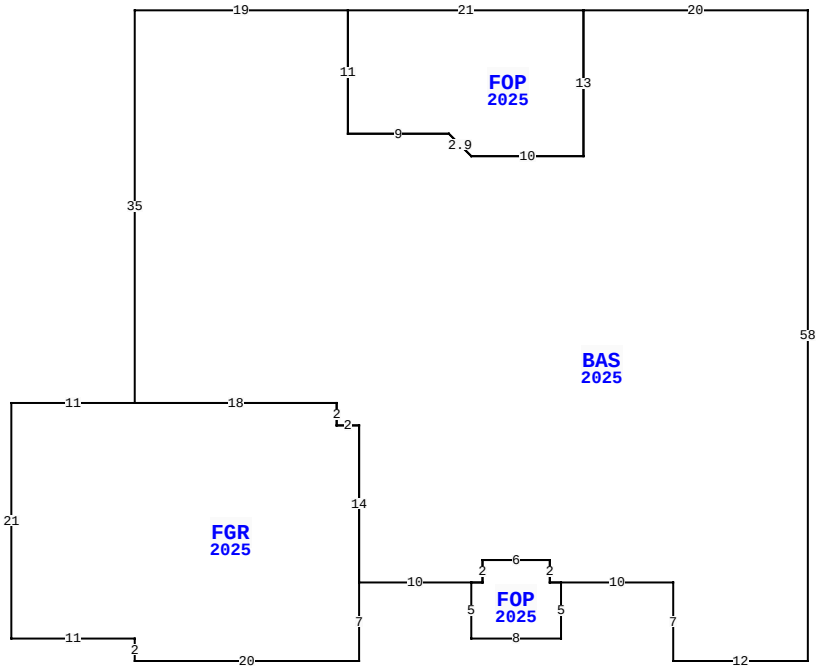
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4102.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2025	2,563	407,722
FGR	687	55	2025	378	60,132
FOP	52	30	2025	16	2,545
FOP	253	30	2025	76	12,090
TOTALS	3,555			3,033	482,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,033	100.6848	159.08	482,490	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 0% - 2025 Heated Area: 2563 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

96931 MCGIRTS CREEK LOOP, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	482,490
TOTAL MARKET OB/XF VALUE	6,760
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	624,250
SOH/AGL Deduction	0
ASSESSED VALUE	624,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	624,250
TOTAL JUST VALUE	624,250
NCON VALUE	489,250
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002395	NSFR MODEL HOME (	470,986	03/07/2025
B240003169	H2519 G685 P302	470,986	03/19/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2701/127	3/18/2024	WD	U	V	30	812,200

GRANTOR: BLUFF RUNNERS FLA LLC
GRANTEE: NEW ATLANTIC BUILDE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E19 S11 E9 D2R2 E10 N13 E20 S58 W12 N7 W10 W1 N2 W6 S2 W1 W10 N14 W2 N2 W18 N35 $
FOP=[YR=2025;ORIG=29,10] E21 S13 W10 U2L2 W9 N11 $
FGR=[YR=2025;ORIG=28,45] W18 W11 S21 E11 S2 E20 N7 N14 W2 N2 $
FOP=[YR=2025;ORIG=41,59] E6 S2 E1 S5 W8 N5 E1 N2 $
.

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	0811	CONCRETE B	0	0	0	0	1,300.00	SF	5.20	5.20	100	2025	2024		100	6,760	

LAND DESCRIPTION

TOTAL OB/XF 6,760

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000							

REVIEW DATE 01/06/2024 BY NW Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS