PT E WATERMAN GRANT
SEC 50-3N-27E & PT WILLIAM J
LOFTON GRANT SEC 55-3N-27E IN

MARTIN ALEX R
76105 QUAIL RIDGE ROAD
YULEE, FL 32097

2025

55-3N-27-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

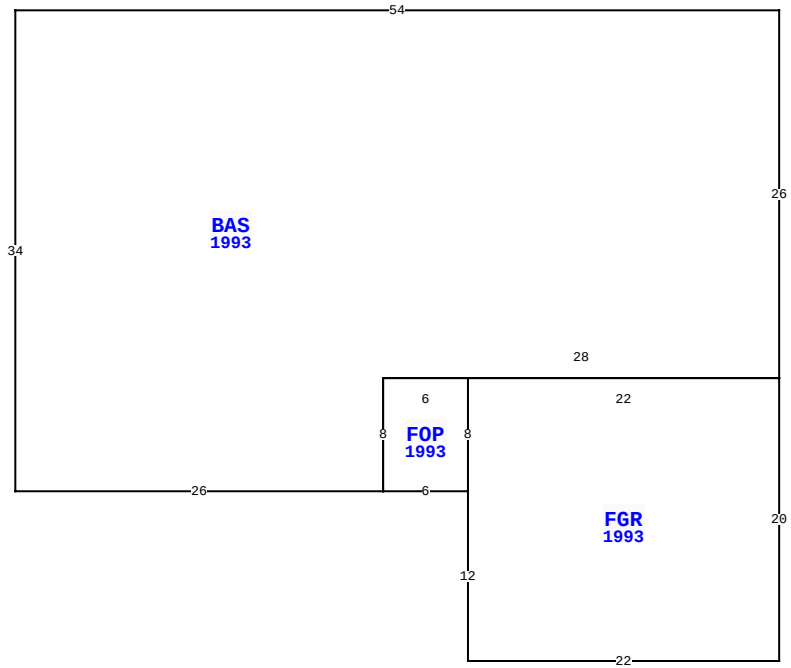
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	142,251
FGR	440	55	1993	242	21,355
FOP	48	30	1993	14	1,235
TOTALS	2,100			1,868	164,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,868	106.0000	106.00	198,008	1986	1986	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2019 Heated Area: 1612 HX Base Yr 2019



76105 QUAIL RIDGE RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0810	CONCRETE A	0	100	15	6	90.00	SF	6.50	6.50	100	1986	1986	3	47	275	
2	0811	CONCRETE B	0	100	27	21	567.00	SF	5.20	5.20	100	1986	1986	3	47	1,386	
3	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1986	1986	3	47	244	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,842
TOTAL MARKET OB/XF VALUE		3,065
TOTAL LAND VALUE - MARKET		86,700
TOTAL MARKET VALUE		254,607
SOH/AGL Deduction		76,584
ASSESSED VALUE		178,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,301
TOTAL JUST VALUE		254,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E98 4450	REMODEL	100	03/02/1998
B98 4631	REMODEL	12,093	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/1124	9/18/2023	QC	U	I	11	100
GRANTOR: MOORE-MARTIN LISA K						
GRANTEE: MARTIN ALEX R						
2645/1936	5/22/2023	QC	U	I	11	100
GRANTOR: MARTIN STEVEN D						
GRANTEE: MARTIN ALEX R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S34 E26 FOP=[YR=1993] E6 FGR=[YR=1993] S12 E22 N20 W22 S8 $ N8 W6 S8 $ N8 E28 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 3,065

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	100		OR	0.00	0.00	1.02	AC		1.00	1.00	1.00	85,000.00	85,000.00	86,700							

REVIEW DATE 03/24/2020 BY NWP Total Acres: 1.02 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/30/2025 BY SYS