LOT 18
SANDY RIDGE OR 2638/638

SANCHEZ EMILIO & MARYANN
85156 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0018-0000

BUILDING CHARACTERISTICS

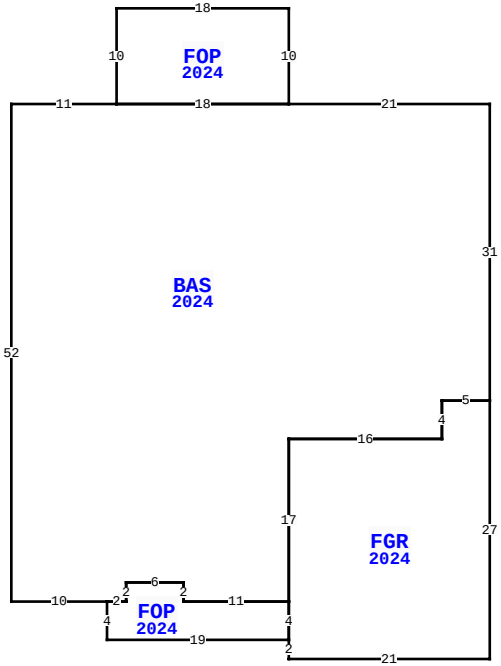
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	2,211	100	2024	2,211	285,333
FGR	503	55	2024	277	35,747
FOP	88	30	2024	26	3,355
FOP	180	30	2024	54	6,969
TOTALS	2,982			2,568	331,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	93.3120	129.70	333,070	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2211 HX Base Yr 2025



85156 SANDY RIDGE LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,405
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,405
SOH/AGL Deduction		147,429
ASSESSED VALUE		243,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,565
TOTAL JUST VALUE		391,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012326	CO ISSUED		09/26/2023
230010560	H2263 G447 P264	370,340	07/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/520	2/29/2024	WD	Q	I	02	543,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SANCHEZ EMILIO & MA						
2642/167	5/22/2023	WD	U	V	30	110,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=58,6] W21 W18 W11 S52 E10 E2 N2 E6 S2 E11 N17 E16 N4 E5 N31 $
FGR=[YR=2024;ORIG=37,41] E16 N4 E5 S27 W21 N2 N4 N17 $
FOP=[YR=2024;ORIG=19,-4] E18 S10 W18 N10 $
FOP=[YR=2024;ORIG=18,58] E2 N2 E6 S2 E11 S4 W19 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 11/17/2023 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS