LOT 23
SANDY RIDGE OR 2638/638

JOHNSON DANA & CHERYL FAMILY TRUST/JOHNSON DANA TR
85212 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0023-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 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	01	Quality Level 01

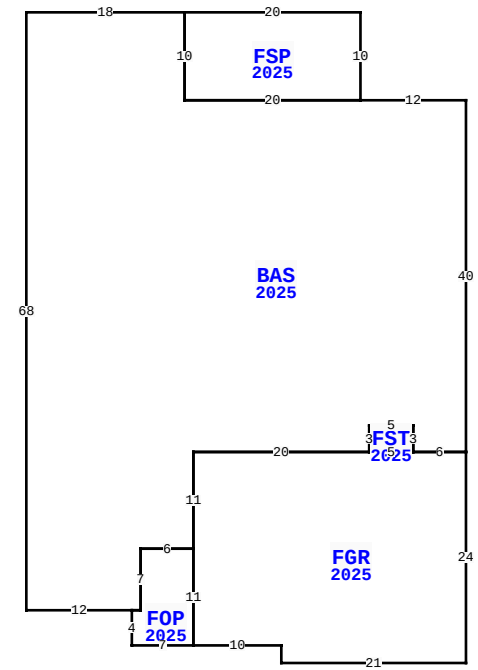
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,465	100	2025	2,465	334,796
FGR	724	55	2025	398	54,056
FOP	70	30	2025	21	2,852
FSP	200	40	2025	80	10,866
FST	15	55	2025	8	1,087
TOTALS	3,474			2,972	403,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,972	97.7130	135.82	403,657	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2465 HX Base Yr 2026



85212 SANDY RIDGE LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,657
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		463,657
SOH/AGL Deduction		72,606
ASSESSED VALUE		391,051
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		339,640
TOTAL JUST VALUE		463,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250011366	POOL RESI	72,225	10/10/2025
CO240010388	CO		09/10/2024
B240004423	HTD 2486/ FGR 717	466,610	04/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2816/1574	9/18/2025	SW	Q	I	01	514,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: JOHNSON DANA & CHER						
2713/1817	5/23/2024	WD	U	V	30	120,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,0] E18 S10 E20 E12 S40 W6 N3 W5 S3 W20 S11 W6 S7 W1 W12 N68 $
FGR=[YR=2025;ORIG=79,50] E20 E5 E6 S24 W21 N2 W10 N11 N11 $
FSP=[YR=2025;ORIG=78,10] E20 N10 W20 S10 $
FOP=[YR=2025;ORIG=72,72] N4 E1 N7 E6 S11 W7 $
FST=[YR=2025;ORIG=99,47] E5 S3 W5 N3 $
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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 12/15/2025 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS