LOT 26
SANDY RIDGE OR 2638/638

PICARDO STEPHEN R
85236 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0026-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

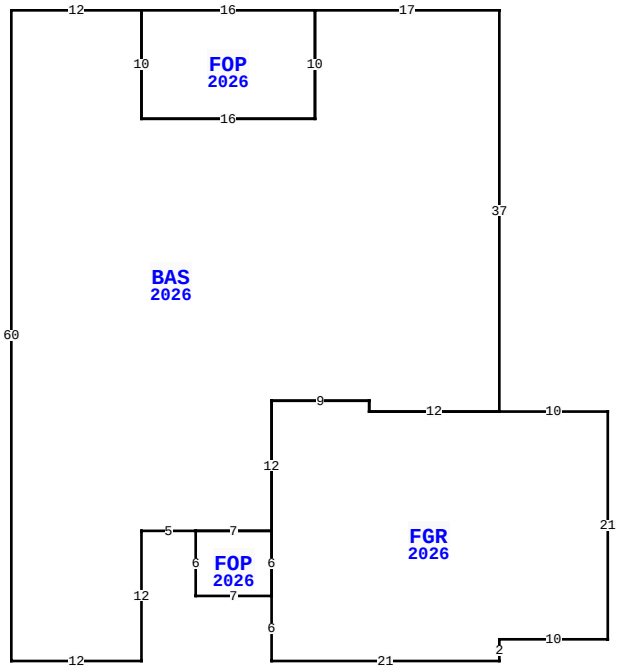
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2026	1,904	267,264
FGR	702	55	2026	386	54,183
FOP	42	30	2026	13	1,825
FOP	160	30	2026	48	6,738
TOTALS	2,808			2,351	330,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,351	100.9890	140.37	330,010	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1904 HX Base Yr



85236 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	330,010
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	390,010
SOH/AGL Deduction	0
ASSESSED VALUE	390,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	390,010
TOTAL JUST VALUE	390,010
NCON VALUE	330,010
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012474			11/12/2025
B250008617	HTD-1905/ FGR-689	374,479	08/04/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2871/1343	5/28/2026	WD	Q	I	01	465,000
GRANTOR: SEDA CONSTRUCTON COMP						
GRANTEE: PICARDO STEPHEN R						
2814/1864	9/10/2025	WD	U	V	30	120,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTON CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,0] E12 S10 E16 N10 E17 S37 W12 N1 W9 S12 W7 W5 S12 W12 N60 $
FGR=[YR=2026;ORIG=75,37] E10 S21 W10 S2 W21 N6 N6 N12 E9 S1 E12 $
FOP=[YR=2026;ORIG=54,48] W7 S6 E7 N6 $
FOP=[YR=2026;ORIG=42,10] E16 N10 W16 S10 $
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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	0		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 11/03/2025 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS