LOT 28
SANDY RIDGE OR 2638/638

ROTE JAMES E & PATRICIA A
85252 SANDY RIDGE LOOP
YULEE, FL 32097

**2026**

**42-2N-27-1095-0028-0000**

## 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 | 13 | LVT/LAMNT 100 |
| 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 |

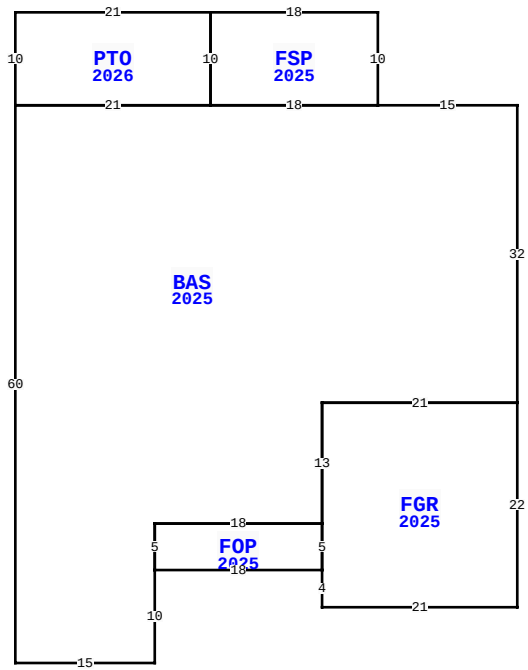
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,382 | 100 | 2025 | 2,382 | 320,403 |
| FGR | 462 | 55 | 2025 | 254 | 34,166 |
| FOP | 90 | 30 | 2025 | 27 | 3,632 |
| FSP | 180 | 40 | 2025 | 72 | 9,685 |
| PTO | 210 | 5 | 2026 | 10 | 1,345 |
| TOTALS | 3,324 | | | 2,745 | 369,230 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,745 | 96.7680 | 134.51 | 369,230 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM 100% - 2025 Heated Area: 2382 HX Base Yr




85252 SANDY RIDGE LOOP, YULEE

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

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 369,230 |
| TOTAL MARKET OB/XF VALUE | | 50,000 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 479,230 |
| SOH/AGL Deduction | | 171,510 |
| ASSESSED VALUE | | 307,720 |
| TOTAL EXEMPTION VALUE | 13 | 307,720 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 479,230 |
| NCON VALUE | | 51,345 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 470,920 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP240011278 | IN GROUND SWIMMIN | 62,694 | 10/03/2024 |
| CO240001506 | NSFR T-3113 H-238 | 432,616 | 02/07/2024 |
| 230012837 | H2380 G461 P272 | 432,616 | 10/05/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2719/1482 | 6/18/2024 | WD | Q | I | 01 | 578,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: ROTE JAMES E & PATR | | | | | | |
| 2678/1670 | 11/08/2023 | WD | U | V | 30 | 110,000 |
| GRANTOR: SANDY RIDGE DEVELOPME | | | | | | |
| GRANTEE: SEDA CONSTRUCTION C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E21 E18 E15 S32 W21 S13 W18 S5 S10 W15 N60 $
FGR=[YR=2025;ORIG=63,42] E21 S22 W21 N4 N5 N13 $
FSP=[YR=2025;ORIG=51,10] E18 N10 W18 S10 $
FOP=[YR=2025;ORIG=45,55] E18 S5 W18 N5 $
PTO=[YR=2026;ORIG=51,0] W21 S10 E21 N10 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0860 | POOL/SPA | 0 | 100 | 31 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2026 | 2025 | 04 | 100 | 50,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 50,000

| 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 06/04/2025 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS