LOT 29
SANDY RIDGE OR 2638/638

MAI PHONG
85260 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0029-0000

BUILDING CHARACTERISTICS

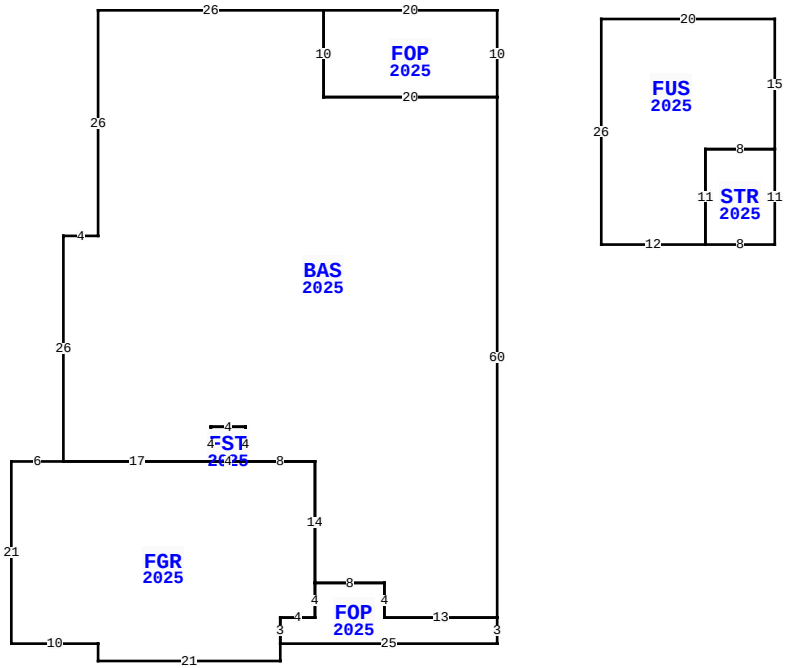
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,626	100	2025	2,626	331,743
FGR	765	55	2025	421	53,185
FOP	107	30	2025	32	4,043
FOP	200	30	2025	60	7,580
FST	16	55	2025	9	1,137
FUS	432	100	2025	432	54,575
STR	88	10	2025	9	1,137
TOTALS	4,234			3,589	453,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,589	90.8820	126.33	453,398	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 3058 HX Base Yr 2026



85260 SANDY RIDGE LOOP, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,398
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		513,398
SOH/AGL Deduction		0
ASSESSED VALUE		513,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		461,987
TOTAL JUST VALUE		513,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240011264	NEW SFR T-4161 H-	568,876	10/03/2024
B240005301	NEW SFR T-4161 H-	568,876	05/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2791/1617	5/30/2025	WD	Q	I	01	575,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MAI PHONG						
2713/1826	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=57,9] E26 S10 E20 S60 W13 N4 W8 N14 W8 N4 W4 S4 W17 N26 E4 N26 $
FOP=[YR=2025;ORIG=83,19] E20 N10 W20 S10 $
FST=[YR=2025;ORIG=70,57] E4 S4 W4 N4 $
FOP=[YR=2025;ORIG=103,82] N3 W13 N4 W8 S4 W4 S3 E25 $
FGR=[YR=2025;ORIG=47,61] E6 E17 E4 E8 S14 S4 W4 S3 S2 W21 N2 W10 N21 $
FUS=[YR=2025;ORIG=115,10] E20 S15 W8 S11 W12 N26 $
STR=[YR=2025;ORIG=127,25] E8 S11 W8 N11 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 12/26/2024 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS