LOT 65
SANDY RIDGE OR 2638/638

GUPTA FAMILY REVOCABLE TRUST/GUPTA BHUPENDRA KUMAR
85161 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

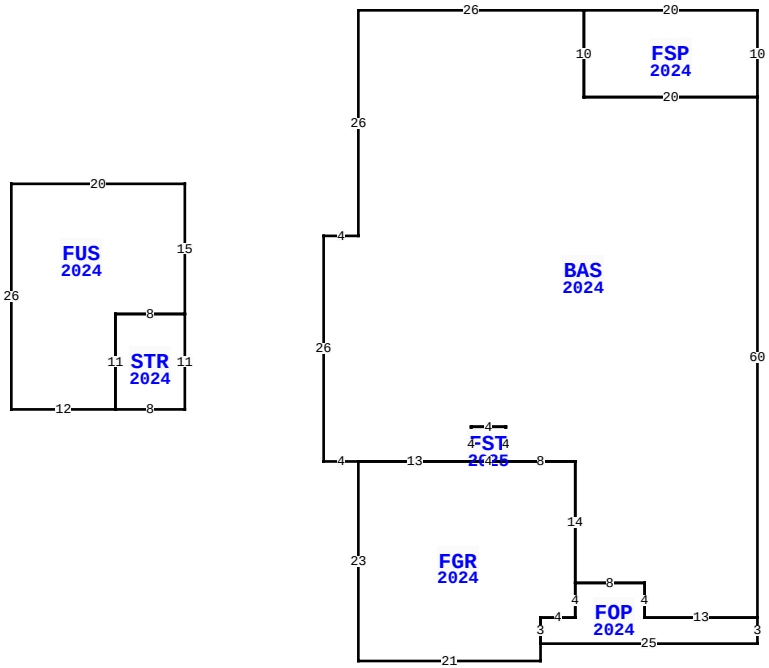
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2024	2,626	326,412
FGR	555	55	2024	305	37,912
FOP	107	30	2024	32	3,978
FSP	200	40	2024	80	9,944
FST	16	55	2025	9	1,119
FUS	432	100	2024	432	53,698
STR	88	10	2024	9	1,119
TOTALS	4,024			3,493	434,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,493	89.4240	124.30	434,180	2024	2024	0	0	0	0.00	100.00

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



85161 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		434,180
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		494,180
SOH/AGL Deduction		0
ASSESSED VALUE		494,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		442,769
TOTAL JUST VALUE		494,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011080	H3075 G554 P320	490,336	08/29/2023
220005172			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/712	10/21/2025	WD	U	I	11	100
GRANTOR: GUPTA BHUPENDRA & ALK						
GRANTEE: GUPTA FAMILY REVOCA						
2790/119	5/21/2025	LE	U	I	11	100
GRANTOR: GUPTA BHUPENDRA & ALK						
GRANTEE: MAINI ANJULI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W20 N10 W26 S26 W4 S26 E4 E13 N4 E4 S4 E8 S14 E8 S4 E13 N60 $
FGR=[YR=2024;ORIG=34,52] E13 E4 E8 S14 S4 W4 S3 S2 W21 N23 $
FUS=[YR=2024;ORIG=-6,20] E20 S15 W8 S11 W12 N26 $
FSP=[YR=2024;ORIG=60,0] E20 S10 W20 N10 $
FOP=[YR=2024;ORIG=55,70] E4 N4 E8 S4 E13 S3 W25 N3 $
STR=[YR=2024;ORIG=6,35] E8 S11 W8 N11 $
FST=[YR=2025;ORIG=47,48] E4 S4 W4 N4 $
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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	000134	C	RES POND	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 01/17/2024 BY DJ Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS