LOT 73
SANDY RIDGE OR 2638/638

KIM THUMAI
85249 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0073-0000

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

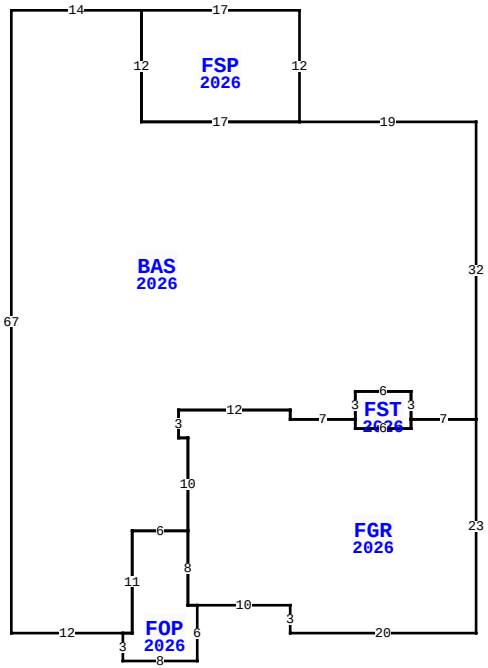
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4096.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,107	100	2026	2,107	294,790
FGR	688	55	2026	378	52,886
FOP	93	30	2026	28	3,917
FSP	204	40	2026	82	11,473
FST	24	55	2026	13	1,819
TOTALS	3,116			2,608	364,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,608	100.6560	139.91	364,885	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2107 HX Base Yr 2026



85249 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		364,885
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		424,885
SOH/AGL Deduction		0
ASSESSED VALUE		424,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		373,474
TOTAL JUST VALUE		424,885
NCON VALUE		364,885
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011572			10/17/2025
B250006877	HTD 2123/ FGR 689	414,552	06/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/396	11/14/2025	WD	Q	I	01	510,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: KIM THUMAI						
2744/923	10/09/2024	WD	U	V	30	1,200,000
GRANTOR: SANDY RIDGE DEVELOPME						
GRANTEE: SEDA CONSTRUCTION C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,0] E14 S12 E17 E19 S32 W7 N3 W6 S3 W7 N1 W12 S3 E1 S10 W6 S11 W1 W12 N67 $
FSP=[YR=2026;ORIG=34,0] E17 S12 W17 N12 $
FOP=[YR=2026;ORIG=39,56] W6 S11 W1 S3 E8 N6 W1 N8 $
FGR=[YR=2026;ORIG=70,44] S23 W20 N3 W10 W1 N8 N10 W1 N3 E12 S1 E7 S1 E6 N1 E7 $
FST=[YR=2026;ORIG=57,44] N3 E6 S3 S1 W6 N1 $
.

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	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 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