LOT 76
SANDY RIDGE OR 2638/638

ELLIOTT RICHARD BOYD
85305 SANDY RIDGE LOOP
YULEE, FL 32097

2026

42-2N-27-1095-0076-0000

BUILDING CHARACTERISTICS

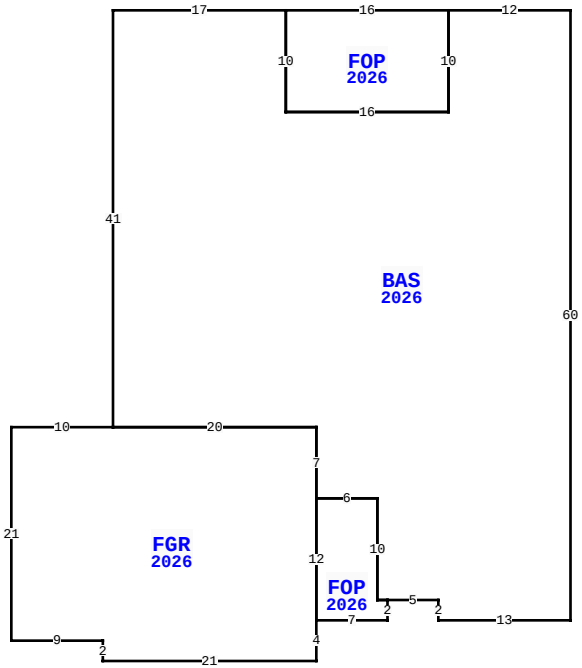
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,076	100	2026	2,076	279,243
FGR	672	55	2026	370	49,769
FOP	74	30	2026	22	2,959
FOP	160	30	2026	48	6,456
TOTALS	2,982			2,516	338,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,516	96.7680	134.51	338,427	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 2076 HX Base Yr



85305 SANDY RIDGE LOOP, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	338,427
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	398,427
SOH/AGL Deduction	0
ASSESSED VALUE	398,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	398,427
TOTAL JUST VALUE	398,427
NCON VALUE	338,427
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250011574			10/17/2025
B250007032	HTD 2077/ FGR 670	403,331	06/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2847/1451	2/17/2026	WD	Q	I	01	499,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ELLIOTT RICHARD BOY						
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=50,-10] E17 S10 E16 N10 E12 S60 W13 N2 W5 W1 N10 W6 N7 W20 N41 $
FOP=[YR=2026;ORIG=67,-10] E16 S10 W16 N10 $
FOP=[YR=2026;ORIG=77,50] N2 W1 N10 W6 S12 E7 $
FGR=[YR=2026;ORIG=40,31] E10 E20 S7 S12 S4 W21 N2 W9 N21 $
.

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	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