LOT 7
MCGIRTS CREEK OR 2727/1923

PRATT-ABBOTT ROBIN
96891 MCGIRTS CREEK LOOP
YULEE, FL 32097

2026

50-3N-28-0165-0007-0000

BUILDING CHARACTERISTICS

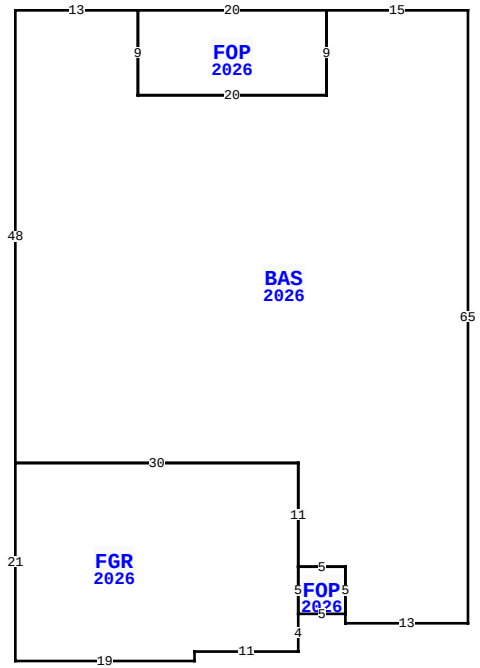
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4102.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2026	2,400	300,984
FGR	619	55	2026	340	42,639
FOP	25	30	2026	8	1,003
FOP	180	30	2026	54	6,772
TOTALS	3,224			2,802	351,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,802	119.4336	125.41	351,399	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 2400 HX Base Yr



96891 MCGIRTS CREEK LOOP, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	351,399
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	476,399
SOH/AGL Deduction	0
ASSESSED VALUE	476,399
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	476,399
TOTAL JUST VALUE	476,399
NCON VALUE	351,399
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260000590			01/20/2026
B250008212	H2403	457,230	07/25/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2843/810	1/26/2026	SW	Q	I	01	583,000
GRANTOR: DREES HOMES OF FLORID						
GRANTEE: PRATT-ABBOTT ROBIN						
2843/605	1/26/2026	SW	U	I	11	100
GRANTOR: DREE HOMES OF FLORIDA						
GRANTEE: PRATT-ABBOTT ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E13 S9 E20 N9 E15 S65 W13 N1 N5 W5 N11 W30 N48 $
FGR=[YR=2026;ORIG=10,58] E30 S11 S5 S4 W11 S1 W19 N21 $
FOP=[YR=2026;ORIG=40,69] E5 S5 W5 N5 $
FOP=[YR=2026;ORIG=23,10] E20 S9 W20 N9 $
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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	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 01/15/2026 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS