LOT 21
MCGIRTS CREEK OR 2727/1923

BESSICKS AMANDA/MILLER BRIAN
96848 MCGRITS CREEK LOOP
YULEE, FL 32097

2026

50-3N-28-0165-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

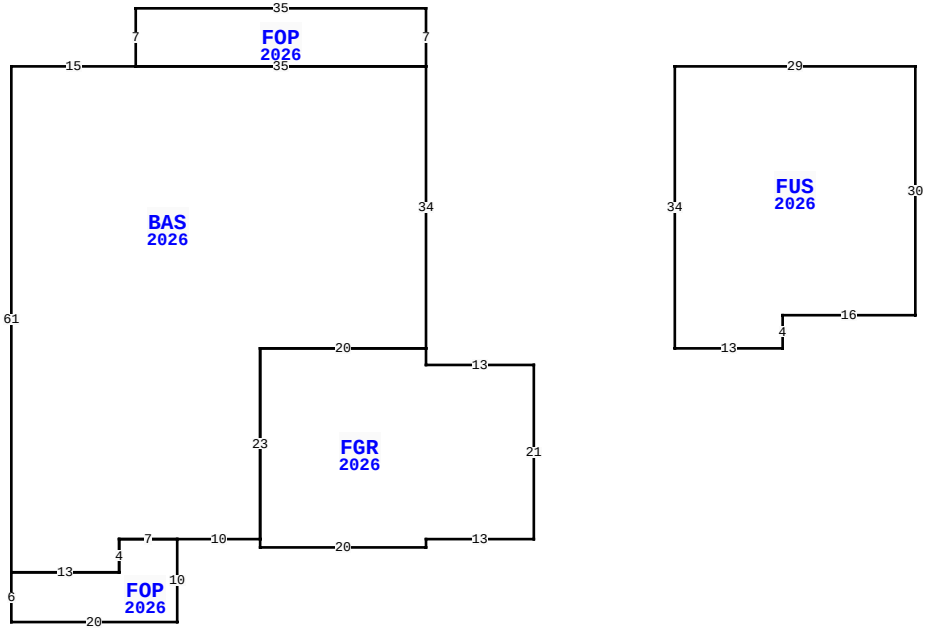
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,442	100	2026	2,442	293,944
FGR	753	55	2026	414	49,833
FOP	148	30	2026	44	5,296
FOP	245	30	2026	74	8,907
FUS	922	100	2026	922	110,981
TOTALS	4,510			3,896	468,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,896	114.6420	120.37	468,962	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 3364 HX Base Yr 2026



96848 MCGIRTS CREEK LOOP, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		468,962
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		593,962
SOH/AGL Deduction		0
ASSESSED VALUE		593,962
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		542,551
TOTAL JUST VALUE		593,962
NCON VALUE		468,962
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP260003900	NEW INGROUND SWIM	78,419	04/13/2026
250012036			10/29/2025
B250006243	N RES 503	633,520	06/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2833/1799	12/05/2025	SW	Q	I	01	751,000
GRANTOR: DREES HOMES OF FLORID						
GRANTEE: BESSICKS AMANDA						
2757/1650	12/20/2024	WD	Q	V	05	3,220,000
GRANTOR: BLUFF RUNNERS FLA LLC						
GRANTEE: DREES HOMES OF FLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E15 E35 S34 W20 S23 W10 W7 S4 W13 N61 $
FGR=[YR=2026;ORIG=40,44] E20 S2 E13 S21 W13 S1 W20 N1 N23 $
FOP=[YR=2026;ORIG=10,71] E13 N4 E7 S10 W20 N6 $
FOP=[YR=2026;ORIG=25,10] E35 N7 W35 S7 $
FUS=[YR=2026;ORIG=90,10] E29 S30 W16 S4 W13 N34 $
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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	100		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 05/27/2026 BY IB Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS