LOT 22
MCGIRTS CREEK OR 2727/1923

**DALARIDIS BARBARA LYNN & PETER CONSTANTINE**
95856 MCGRITS CREEK LOOP
YULEE, FL 32097

**2026**

**50-3N-28-0165-0022-0000**

## BUILDING CHARACTERISTICS

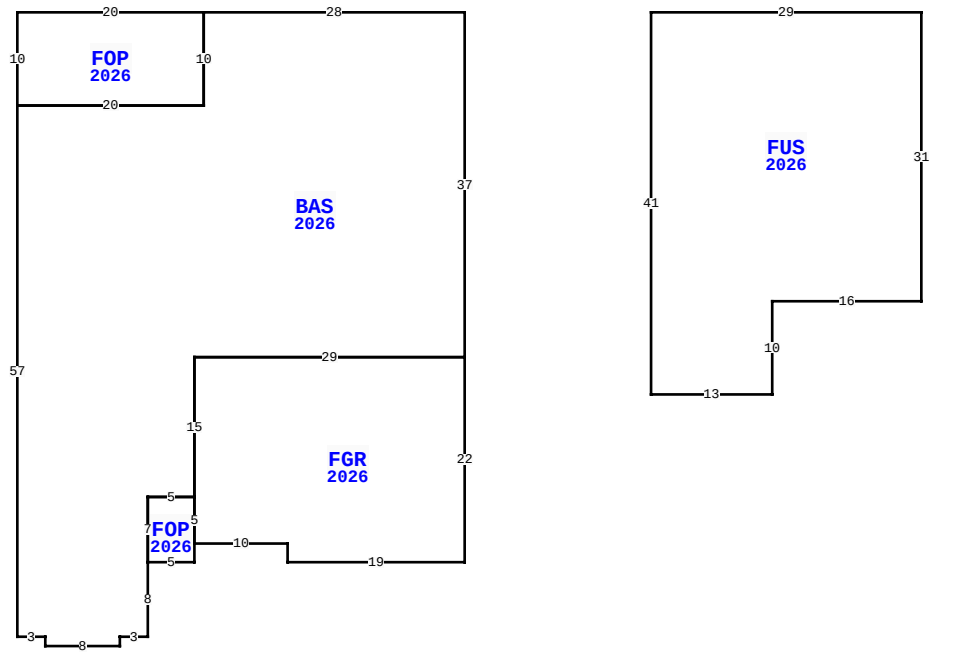
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 2,079 | 100 | 2026 | 2,079 | 238,586 |
| FGR | 618 | 55 | 2026 | 340 | 39,018 |
| FOP | 35 | 30 | 2026 | 10 | 1,148 |
| FOP | 200 | 30 | 2026 | 60 | 6,886 |
| FUS | 1,029 | 100 | 2026 | 1,029 | 118,088 |
| TOTALS | 3,961 | | | 3,518 | 403,726 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,518 | 109.2960 | 114.76 | 403,726 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 3108 HX Base Yr




96856 MCGIRTS CREEK LOOP, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2026 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 | 403,726 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 125,000 |
| TOTAL MARKET VALUE | 528,726 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 528,726 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 528,726 |
| TOTAL JUST VALUE | 528,726 |
| NCON VALUE | 403,726 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 135,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO260001897 | | | 02/24/2026 |
| B250010269 | H3101 | 573,236 | 09/12/2025 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2853/939 | 3/11/2026 | SW | Q | I | 01 | 615,000 |
| GRANTOR: DREES HOMES OF FLORID | | | | | | |
| GRANTEE: DALARIDIS BARBARA L | | | | | | |
| 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=31,52] W5 S7 S8 W3 S1 W8 N1 W3 N57 E20 N10 E28 S37 W29 S15 $
FUS=[YR=2026;ORIG=80,0] E29 S31 W16 S10 W13 N41 $
FOP=[YR=2026;ORIG=32,0] W20 S10 E20 N10 $
FOP=[YR=2026;ORIG=26,52] E5 S5 S2 W5 N7 $
FGR=[YR=2026;ORIG=60,37] W29 S15 S5 E10 S2 E19 N22 $
.

## 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