LOT 26
MCGIRTS CREEK OR 2727/1923

WEINBERG ISAIAH J & TEENA D
96896 MCGIRTS CREEK LOOP ROAD
YULEE, FL 32097

2026

50-3N-28-0165-0026-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

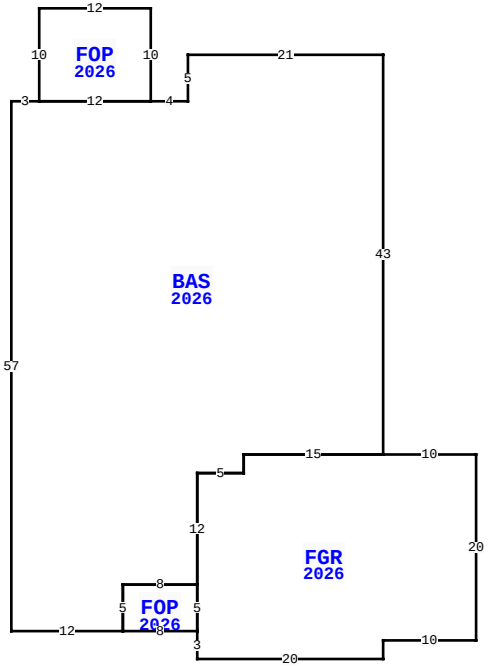
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4102.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2026	1,975	264,018
FGR	630	55	2026	346	46,253
FOP	40	30	2026	12	1,604
FOP	120	30	2026	36	4,812
TOTALS	2,765			2,369	316,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,369	127.3118	133.68	316,688	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1975 HX Base Yr



96896 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	316,688
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	441,688
SOH/AGL Deduction	0
ASSESSED VALUE	441,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,688
TOTAL JUST VALUE	441,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002397	(H)1975 (G)637 (P	373,126	03/07/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2877/0397	6/15/2026	WD	Q	I	01	439,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: WEINBERG ISAIAH J &						
2701/127	3/18/2024	WD	U	V	30	812,200
GRANTOR: BLUFF RUNNERS FLA LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E3 E12 E4 N5 E21 S43 W15 S2 W5 S12 W8 S5 W12 N57 $
FOP=[YR=2026;ORIG=13,10] E12 N10 W12 S10 $
FOP=[YR=2026;ORIG=22,62] E8 S5 W8 N5 $
FGR=[YR=2026;ORIG=35,48] E15 E10 S20 W10 S2 W20 N3 N5 N12 E5 N2 $
.

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 07/08/2025 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS