LOT 36
MCGIRTS CREEK OR 2727/1923

**WILLIAMSON AUSTIN & JULIA NICOLE**
97038 MCGIRTS CREEK LOOP RD
YULEE, FL 32097

**2026**

**50-3N-28-0165-0036-0000**

## 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 100 |
| Interior KITCH | 07 | NEW N/A 0 |
| 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 |

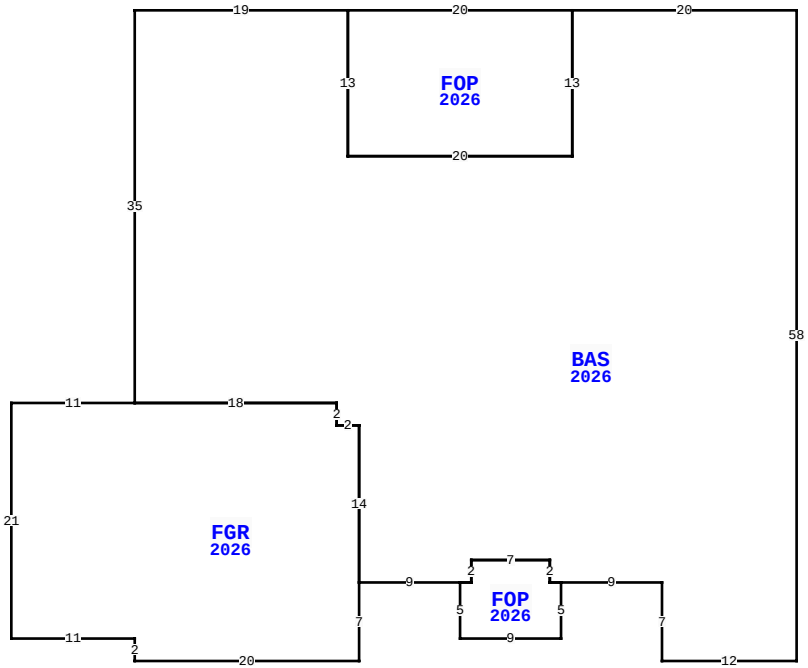
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4102.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,503 | 100 | 2026 | 2,503 | 331,547 |
| FGR | 687 | 55 | 2026 | 378 | 50,070 |
| FOP | 59 | 30 | 2026 | 18 | 2,384 |
| FOP | 260 | 30 | 2026 | 78 | 10,332 |
| TOTALS | 3,509 | | | 2,977 | 394,333 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,977 | 126.1480 | 132.46 | 394,333 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 2503 HX Base Yr 2026




97038 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 | | 394,333 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 519,333 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 519,333 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 467,922 |
| TOTAL JUST VALUE | | 519,333 |
| NCON VALUE | | 394,333 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250011916 | NW RES SCN | 13,100 | 10/27/2025 |
| SP250011865 | INGROUND POOL W/ | 109,000 | 10/24/2025 |
| CO250008043 | | | 07/22/2025 |
| B240011792 | H-2500 G-685 P-32 | 473,257 | 10/21/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2803/533 | 7/23/2025 | WD | Q | I | 01 | 640,200 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: WILLIAMSON AUSTIN & | | | | | | |
| 2752/1332 | 11/04/2024 | WD | U | V | 30 | 170,500 |
| GRANTOR: BLUFF RUNNERS FLA LLC | | | | | | |
| GRANTEE: NEW ATLANTIC BUILDE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E19 S13 E20 N13 E20 S58 W12 N7 W9 W1 N2 W7 S2 W1 W9 N14 W2 N2 W18 N35 $
FOP=[YR=2026;ORIG=29,10] E20 S13 W20 N13 $
FOP=[YR=2026;ORIG=40,59] E7 S2 E1 S5 W9 N5 E1 N2 $
FGR=[YR=2026;ORIG=10,45] E18 S2 E2 S14 S7 W20 N2 W11 N21 E11 $
.

## 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 | 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 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