LOT 37
MCGIRTS CREEK OR 2727/1923

FAVIER YVES D & BETTINA YVONNE MARTHE FOUGEREUX
97046 MCGRITS CREEK LOOP RD
YULEE, FL 32097

2026

50-3N-28-0165-0037-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

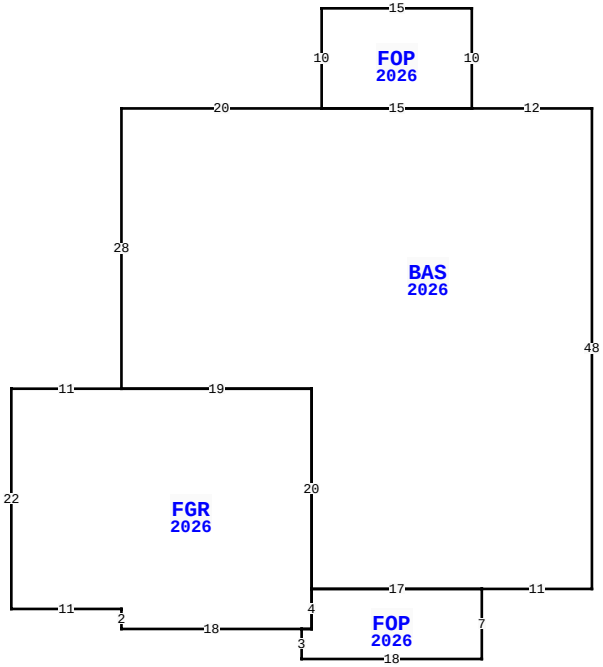
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4102.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100	2026	1,876	248,664
FGR	698	55	2026	384	50,899
FOP	122	30	2026	37	4,904
FOP	150	30	2026	45	5,965
TOTALS	2,846			2,342	310,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,342	126.2338	132.55	310,432	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1876 HX Base Yr 2026



97046 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		310,432
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		435,432
SOH/AGL Deduction		0
ASSESSED VALUE		435,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		384,021
TOTAL JUST VALUE		435,432
NCON VALUE		310,432
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009023			08/12/2025
B250001879	(H) 1876 (G) 698	368,363	02/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2812/719	8/22/2025	WD	Q	I	01	470,700
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: FAVIER YVES D & BET						
2772/1385	3/03/2025	WD	Q	V	01	150,500
GRANTOR: BLUFF RUNNERS FLA LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E20 E15 E12 S48 W11 W17 N20 W19 N28 $
FOP=[YR=2026;ORIG=30,10] E15 N10 W15 S10 $
FGR=[YR=2026;ORIG=29,38] W19 W11 S22 E11 S2 E18 E1 N4 N20 $
FOP=[YR=2026;ORIG=46,58] W17 S4 W1 S3 E18 N7 $
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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 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