

ROSS ROBERT RAY & PATRICIA RHODES
97011 MCGRITS CREEK LOOP
YULEE, FL 32097

50-3N-28-0165-0042-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

03

HARDIE BRD 100
GABLE/HIP 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

TOTALS

3,563

3,058

358,734

CONSTRUCTION

0100

01

3,058

111.7248

117.31

358,734

2025

2025

0

0

0.00

100.00

MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1 SINGLE FAM

0% - 2026

Heated Area: 2617

HX Base Yr

Area Diagram

FOP 2026

BAS 2026

FGR 2026

FOP 2026

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2026

MLU

EXTRA FEATURES

97011 MCGIRTS CREEK LOOP, YULEE

LAND DESCRIPTION

TOTAL OB/XF

0

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

358,734

0

125,000

483,734

0

483,734

0

483,734

0

483,734

483,734

358,734

135,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

260004191

INSTALLING A 25.5

9,062

04/20/2026

C0260000665

01/21/2026

B250007643

H2594

490,320

07/11/2025

GRANTOR: ROSS ROBERT RAY & PAT

GRANTEE: ROSS ROBERT RAY & P

2855/1743

3/23/2026

SW U

I I

11

100

GRANTOR: DREES HOMES OF FLORID

GRANTEE: ROSS ROBERT RAY & P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,21] E25 N11 E23 S54 W29 S11 W6 S7 W13 N61 \$

FGR=[YR=2026;ORIG=29,64] E29 S22 W20 N1 W9 N3 N7 N11 \$

FOP=[YR=2026;ORIG=23,75] E6 S7 W6 N7 \$

FOP=[YR=2026;ORIG=35,10] W25 S11 E25 N11 \$