LOT 44
MCGIRTS CREEK OR 2727/1923

SEWELL JODI R
96995 MCGIRTS CREEK LOOP
YULEE, FL 32097

2026

50-3N-28-0165-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4102.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96995 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	125,000
SOH/AGL Deduction	0
ASSESSED VALUE	125,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,000
TOTAL JUST VALUE	125,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO260005053			05/11/2026
B260000598	H-2066 G-407 P-35	393,402	01/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2868/1440	5/14/2026	SW	Q	I	01	519,600
GRANTOR: DREES HOMES OF FLORID						
GRANTEE: SEWELL JODI R						
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

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 05/27/2026 BY IB Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS