LOT 47
MCGIRTS CREEK OR 2727/1923

LEES LYNN TERESA AIELLO
96963 MCGIRTS CREEK LOOP ROAD
YULEE, FL 32097

**2026**

**50-3N-28-0165-0047-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

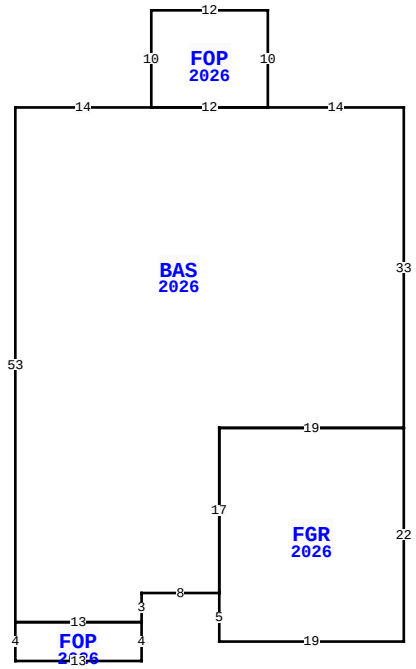
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 1,716 | 100 | 2026 | 1,716 | 214,431 |
| FGR | 418 | 55 | 2026 | 230 | 28,741 |
| FOP | 52 | 30 | 2026 | 16 | 1,999 |
| FOP | 120 | 30 | 2026 | 36 | 4,499 |
| TOTALS | 2,306 | | | 1,998 | 249,670 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,998 | 119.0112 | 124.96 | 249,670 | 2025 | 2025 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SINGLE FAM 100% - 2026 Heated Area: 1716 HX Base Yr 2026




96963 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 | | 249,670 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 374,670 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 374,670 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 323,259 |
| TOTAL JUST VALUE | | 374,670 |
| NCON VALUE | | 249,670 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250002140 | NSFR MODEL HOME ( | 316,587 | 02/28/2025 |
| 24004097 | H1718 G415 P166 | 316,587 | 04/10/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2776/1709 | 3/14/2025 | WD | Q | I | 02 | 399,900 |
| GRANTOR: NEW ATLANTIC BUILDERS | | | | | | |
| GRANTEE: LEES LYNN TERESA AI | | | | | | |
| 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] E14 E12 E14 S33 W19 S17 W8 S3 W13 N53 $
FOP=[YR=2026;ORIG=24,10] E12 N10 W12 S10 $
FGR=[YR=2026;ORIG=31,43] E19 S22 W19 N5 N17 $
FOP=[YR=2026;ORIG=10,63] E13 S4 W13 N4 $
.

## 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