

BLOCK 1 LOT 6
IN OR 1731/1668
ANGELO'S SUBDIVISION PB5/215

LANIER DARRELL S & RENE L
87574 ROSES BLUFF ROAD
YULEE, FL 32097

2023

37-3N-27-0050-0001-0060



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

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Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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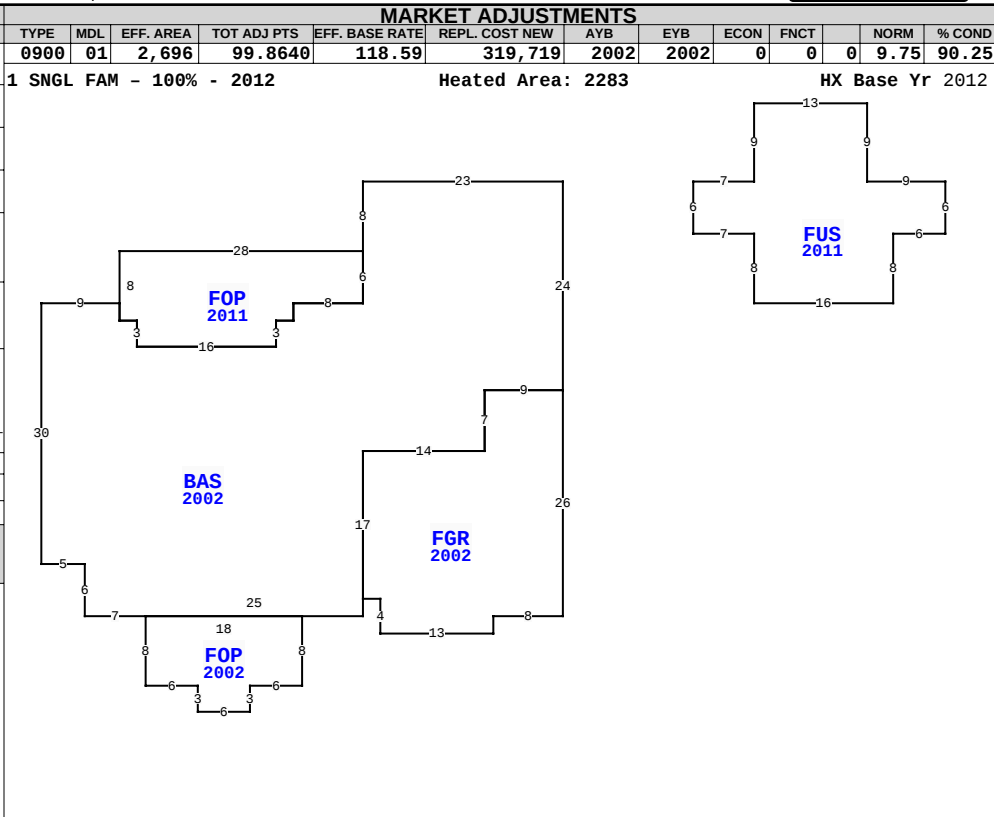
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	1,864	199,499
FGR	522	55	287	30,717
FOP	162	30	49	5,244
FOP	256	30	77	8,241
FUS	419	100	419	44,844

TOTALS	3,223	2,696	288,546
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	993.00	SF	6.50
2	1126	CB/STC 8"	0	100	0	0	510.00	SF	8.00
3	0464	FNC GT 10'	0	100	0	0	1.00	UT	350.00
4	0845	KOOL DECK	0	100	0	0	576.00	SF	7.25
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00
7	0462	ST/AL FNC	0	100	0	0	465.00	SF	10.00
8	0811	CONCRETE B	0	100	0	0	1,977.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		OR	0.00	0.00	1.04

REVIEW DATE	01/06/2023	BY	NWA
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BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/20/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF															39,309
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
1	0810	CONCRETE A	0	100	0	0	993.00	SF	6.50	6.50	100	2002	2002	3	83
2	1126	CB/STC 8"	0	100	0	0	510.00	SF	8.00	8.00	100	2002	2002	3	83
3	0464	FNC GT 10'	0	100	0	0	1.00	UT	350.00	350.00	100	2002	2002	3	61
4	0845	KOOL DECK	0	100	0	0	576.00	SF	7.25	7.25	100	2004	2004	3	86
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2004	2004	3	40
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2004	2004	3	66
7	0462	ST/AL FNC	0	100	0	0	465.00	SF	10.00	10.00	100	2004	2004	3	40
8	0811	CONCRETE B	0	100	0	0	1,977.00	SF	5.20	5.20	100	2004	2004	3	86

TOTAL OB/XF															39,309
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
1	000134	C	SFR POND	100		OR	0.00	0.00	1.04	AC	1.00	1.00	1.00		80,000.00

Market:	0	Agricultural:	0	Common:	83,200
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,546	
TOTAL MARKET OB/XF VALUE		39,309	
TOTAL LAND VALUE - MARKET		83,200	
TOTAL MARKET VALUE		411,055	
SOH/AGL Deduction		197,163	
ASSESSED VALUE		213,892	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		163,892	
TOTAL JUST VALUE		411,055	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		323,170	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413981	SWIM POOL	28,000	11/30/2004
E0209313	E004	3,500	03/03/2002
B029410	NEW CONSTR	125,000	03/01/2002
R023934	REPAIR/RRF	6,175	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1731/1668	3/25/2011	WD	Q	I	01	255,000	
GRANTOR: BENGE STEPHEN P & APR							
GRANTEE: LANIER DARRELL S &							
1015/1934	10/25/2001	WD	U	I	13	36,500	
GRANTOR: GIBSON STEPHEN M							
GRANTEE: BENGE STEPHEN & APR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W23 S8 FOP=[YR=2011] W28 S8 E2 S3 E16 N3 E2 N2 E8 N6\$ S6 W8 S2 W2 S3 W16 N3 W2 N2 W9 S30 E5 S6 E7 FOP=[YR=2002] S8 E6 S3 E6 N3 E6 N8 W18 \$ E25N2 FGR=[YR=2002] E2 S4 E13 N2 E8 N26 W9 S7 W14 S17 \$ N17 E14 N7 E9 N24 \$ PTR=E15 FUS=[YR=2011] E7 N9 E13 S9 E9 S6 W6S8 W16 N8 W7 N6 \$ W15 \$.									