BLOCK 1 LOT 7
IN OR 2147/857
ANGELO'S SUBDIVISION PB 5/215

KATO AARON & DONNA
96126 MOUNT ZION LOOP
YULEE, FL 32097

2023

37-3N-27-0050-0001-0070

BUILDING CHARACTERISTICS

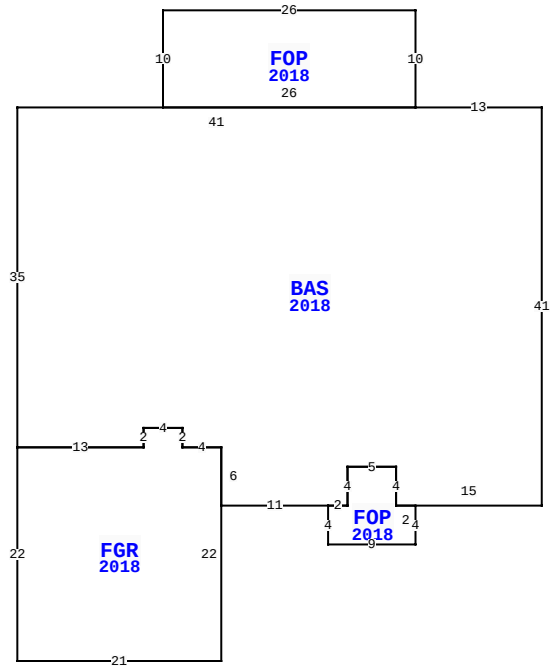
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,060	100	2,060	251,913
FGR	470	55	258	31,551
FOP	56	30	17	2,079
FOP	260	30	78	9,539
TOTALS	2,846		2,413	295,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,413	104.5513	124.15	299,574	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2060 HX Base Yr



87570 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 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	295,080
TOTAL MARKET OB/XF VALUE	11,970
TOTAL LAND VALUE - MARKET	88,000
TOTAL MARKET VALUE	395,050
SOH/AGL Deduction	56,367
ASSESSED VALUE	338,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,683
TOTAL JUST VALUE	395,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012244	CO ISSUED	0	12/17/2018
18004141	NEW CONSTR	277,467	04/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0857	9/22/2017	WD	Q	V	01	57,500
GRANTOR: FIRST COAST INC						
GRANTEE: KATO AARON & DONNA						
2147/0855	9/22/2017	QC	U	V	11	100
GRANTOR: MONEYHAN ROBERT E & D						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] N10 W26 S10 E26$ W41 S35
FGR=[YR=2018] S22 E21 N22 W4 N2 W4 S2 W13$ E13 N2 E4 S2 E4
S6 E11 FOP=[YR=2018] S4 E9 N4 W2 N4 W5 S4 W2$ E2 N4 E5 S4
E15 N41$.

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
1	0810	CONCRETE A	0	0	20	5	100.00	SF	6.50	6.50	100	2018	2018	3	98	637	
2	0812	CONCRETE C	0	0	0	0	2,891.00	SF	4.00	4.00	100	2018	2018	3	98	11,333	

LAND DESCRIPTION

TOTAL OB/XF 11,970

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	000115	C	SFR ACRES	0		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,000							

REVIEW DATE 04/22/2021 BY NWA Total Acres: 1.10 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 08/02/2023 BY SYS