

PT OF LOT 4 S-4 & S-8
IN OR 1111/91
ESMT OR 287/334

LOUM PHYLLIS ANN/MILLS ELIZABETH ANN
87517 ROSES BLUFF ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0004-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,680	100	1,680	140,946
UCP	322	20	64	5,369
UOP	200	20	40	3,356
UST	60	45	27	2,265
TOTALS	2,262		1,811	151,936

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	16	10	160.00	SF	10.00	10.00	100	1998
2	0680	POLE SHED	0 100	16	10	160.00	SF	10.00	10.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,811	112.0000	101.08	183,056	1988	1988	0	0	0 17.00	83.00
1 SINGLE FAM - 100% - 0 Heated Area: 1680 HX Base Yr											
87517 ROSES BLUFF RD, YULEE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		151,936	
TOTAL MARKET OB/XF VALUE		864	
TOTAL LAND VALUE - MARKET		156,000	
TOTAL MARKET VALUE		308,800	
SOH/AGL Deduction		168,522	
ASSESSED VALUE		140,278	
TOTAL EXEMPTION VALUE		HX HB DX SL 140,278	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		308,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,968	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6603	ADDITION	1,700	07/13/1990
2690	H/AC	3,300	08/18/1988
5285	NEW CONSTR	1,000	08/12/1988
3165	NEW CONSTR	0	08/12/1988
5012	NEW CONSTR	55,016	07/06/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1111/0091	1/31/2003	WD U	I	I	07	100	
GRANTOR: LOUM PHYLLIS ANN & GRANTEE: LOWM PHYLLIS & ELIZ							
1075/1049	8/16/2002	WD U	I	I	01	100	
GRANTOR: LOUM PHYLLIS A GRANTEE: LOUM PHYLLIS & ELIZ							

BUILDING NOTES							
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BUILDING DIMENSIONS							
UCP=[YR=1993] W2 UST=[YR=1993] N5 W12 BAS=[YR=1993] W60 S28 E17 UOP=[YR=1993] S10 E20 N10 W20\$E43 N28 \$ S5 E12 \$ W12 S23 E14 N23 \$.							