

FERGUSON RYAN
87505 ROSES BLUFF RD
YULEE, FL 32097

37-3N-27-4680-0004-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		CD	25	MOD METAL 60		0820		02	1,880	112.8000	73.32	137,842		1979	1979	0	0	70.00	30.00	VALUATION BY STANDARD														
Exterior Wall		05	AVERAGE 40		1 M/H 93- - 100% - 2022										Heated Area: 1764										HX Base Yr 2022									
Roof Structure		03	GABLE/HIP 100		The floor plan shows a main rectangular building with several extensions. Key features include: - Main rectangle: 48' wide by 24' deep. - Left extension: 14' wide by 12' deep. - Right extension: 12' wide by 18' deep. - Bottom extension: 34' wide by 12' deep. - Small right-side extension: 4' wide by 6' deep. - Labels: BAS 1993, USP 2007, STR 2007, BAS 2007.																													
Roof Cover		12	MODULAR MT 100																															
Interior Wall		05	DRYWALL 70																															
Interior Wall		04	PLYWOOD 30																															
Interior Floor		13	LVT/LAMNT 50																															
Interior Floor		14	CARPET 50																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms		03	3 100																															
Bathrooms		02	2 100																															
Frame		1.	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units		04	0 100																															
BUD8 Adjustme		04	DIST 01 100																															
Quality		03	Quality Level 03																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA		04																													
NEIGHBORHOOD/LOC		4031.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,296	100	1,296	28,507																														
BAS	468	100	468	10,294																														
STR	24	10	2	44																														
USP	228	50	114	2,507																														
TOTALS		2,016		1,880	41,353																													
EXTRA FEATURES					87505 ROSES BLUFF RD, YULEE										BLD DATE 01/30/2009		KK		LGL DATE		06/20/2023		MLU											
					XF DATE 11/07/2007		JM		LAND DATE																									
					INC DATE				AG DATE																									
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	OB/XF MKT VALUE	NOTES																		
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1975	1975	3	20	1,440																			
2	0510	GARAGE WD-	0 100	20	12	240.00	SF	26.95	26.95	100	1988	1988	3	20	1,294																			
3	0681	POLE SHED	0 100	20	12	200.00	SF	15.00	15.00	100	1989	1989	3	20	600																			
4	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000																			
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380																			