PT OF LOT 4 OR 511/494
EX R/W IN OR 318/733
SUB OF H M THIGPEN EST

SCANDALIATO DONALD S & HELEN D
87493 ROSES BLUFF ROAD
YULEE, FL 32097-7310

2023

37-3N-27-4680-0004-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

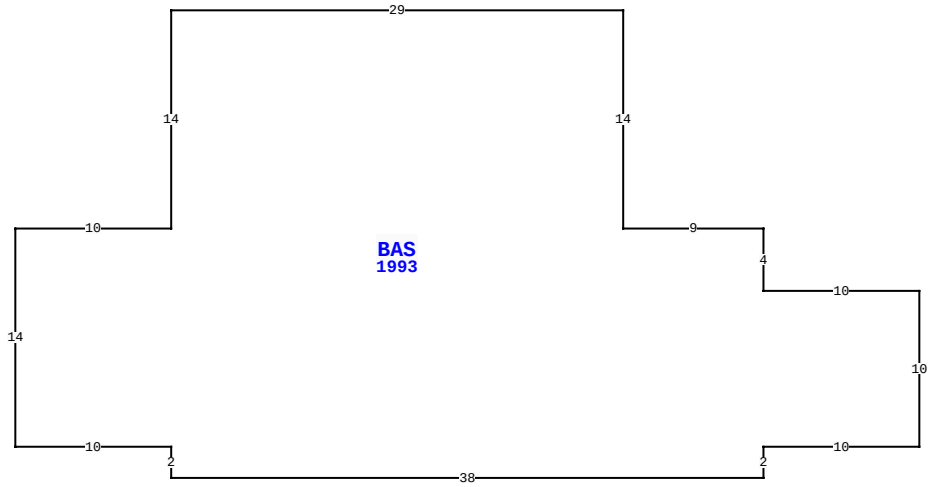
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	1,254	100	1,254	91,412
TOTALS	1,254		1,254	91,412

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,254	98.8000	89.17	111,819	1978	1978	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 0 Heated Area: 1254 HX Base Yr



87493 ROSES BLUFF RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		91,412
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		152,612
SOH/AGL Deduction		92,648
ASSESSED VALUE		59,964
TOTAL EXEMPTION VALUE	HX HB	34,964
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		152,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0511/0494	2/23/1987	FS	U	I		100
GRANTOR:						
GRANTEE:						
0266/0255	6/01/1978	QC	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N4 W9 N14 W29 S14 W10 S14 E10 S2 E38 N2 E10 N10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100		OR	104.00	208.00	0.51	AC		1.00	1.00	1.50	80,000.00	120,000.00	61,200							

REVIEW DATE 05/24/2018 BY SBX Total Acres: 0.51 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS