PT OF LOT 4 (S-14)
IN OR 1523/1449
ESMT OR 1536/285

WILSON LAURA JONES &/CALVIN A WILSON
87589 ROSES BLUFF ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0004-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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

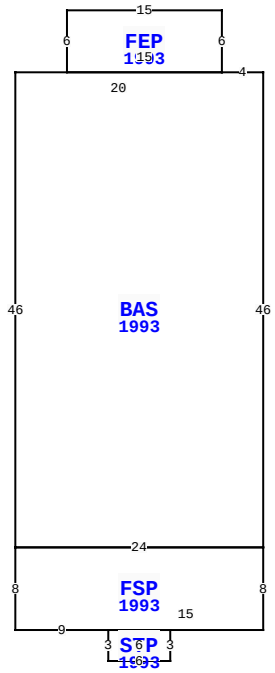
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	74,449
FEP	90	80	72	4,856
FSP	192	40	77	5,193
STP	18	10	2	135
TOTALS	1,404		1,255	84,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,255	98.0000	88.44	110,992	1936	1956	0	0	0	23.75	76.25

1 SINGLE FAM – 0% - 0 Heated Area: 1104 HX Base Yr



87585 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	84,631
TOTAL MARKET OB/XF VALUE	48
TOTAL LAND VALUE - MARKET	77,600
TOTAL MARKET VALUE	162,279
SOH/AGL Deduction	40,730
ASSESSED VALUE	121,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,549
TOTAL JUST VALUE	162,279
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5004	CO ISSUED	0	09/01/2007
E20044	ELEC OTHER	0	09/01/2007
MH5004	MH MOVE-ON	0	09/01/2007
M13332	MECH OTHER	0	09/01/2007
P12749	OTHER	0	09/01/2007
E0311848	CHNGE SRVC	1,200	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1449	9/06/2007	QC	U	V	06	100
GRANTOR: WILSON LAURA BELLE JO						
GRANTEE: WILSON LAURA JONES						
1277/0456	11/30/2004	QC	U	I	07	100
GRANTOR: JONES LAURA BELLE						
GRANTEE: JONES LAURA BELLE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FEP=[YR=1993] N6 W15 S6 E15$ W20 S46
FSP=[YR=1993] S8 E9 STP=[YR=1993] S3 E6 N3 W6$ E15 N8 W24$
E24 N46$.

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
2	1243	WD DECK F	0	0	4	4	16.00	SF	8.00	8.00	100	2004	2004	3	24	31	
3	1243	WD DECK F	0	0	3	3	9.00	SF	8.00	8.00	100	2004	2004	3	24	17	

LAND DESCRIPTION

TOTAL OB/XF 48

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	0.97	AC		1.00	1.00	1.00	80,000.00	80,000.00	77,600							

REVIEW DATE 03/21/2019 BY SBA Total Acres: 0.97 Total Land Value: 77,600 Market: 0 Agricultural: 0 Common: 77,600 PRINTED 08/02/2023 BY SYS