PT OF LOT 4 IN OR 2183/1783
(EX ESMT IN OR 630/100)
THIGPEN SURVEY DBK 39/356

SABO JOHN P
87595 ROSES BLUFF ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

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	1,932	100	1,932	261,391
TOTALS	1,932		1,932	261,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,932	133.2555	158.24	305,720	1993	1993	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2020 Heated Area: 1932 HX Base Yr 2020

87595 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		294,274
TOTAL MARKET OB/XF VALUE		2,501
TOTAL LAND VALUE - MARKET		85,600
TOTAL MARKET VALUE		382,375
SOH/AGL Deduction		129,112
ASSESSED VALUE		253,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		203,263
TOTAL JUST VALUE		382,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008925	38X55	101,845	08/20/2019
8771	XFOB	9,280	03/17/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/1783	3/15/2018	WD	Q	I	01	259,000
GRANTOR: BERGHOEFER DAVID W &						
GRANTEE: SABO JOHN P						
1493/1668	4/20/2007	WD	U	I	24	60,000
GRANTOR: LEE ALICE L (F/K/A MA						
GRANTEE: BERGHOEFER DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 1932$.

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	0350	CARPORT WD	0	100	18	20	360.00	SF	13.00	13.00	100	1993	1993	3	20	936	
2	0810	CONCRETE A	0	100	0	0	190.00	SF	6.50	6.50	100	1993	1993	3	68	840	
3	0681	POLE SHED	0	100	16	7	112.00	SF	15.00	15.00	100	1995	1995	3	24	403	
4	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	2019	2019	3	99	322	

LAND DESCRIPTION

TOTAL OB/XF 2,501

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	000100	C	SFR	100		OR	0.00	0.00	1.07	AC		1.00	1.00	1.00	80,000.00	80,000.00	85,600							

REVIEW DATE 01/09/2020 BY NW Total Acres: 1.07 Total Land Value: 85,600 Market: 0 Agricultural: 0 Common: 85,600 PRINTED 08/02/2023 BY SYS

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2023

37-3N-27-4680-0004-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

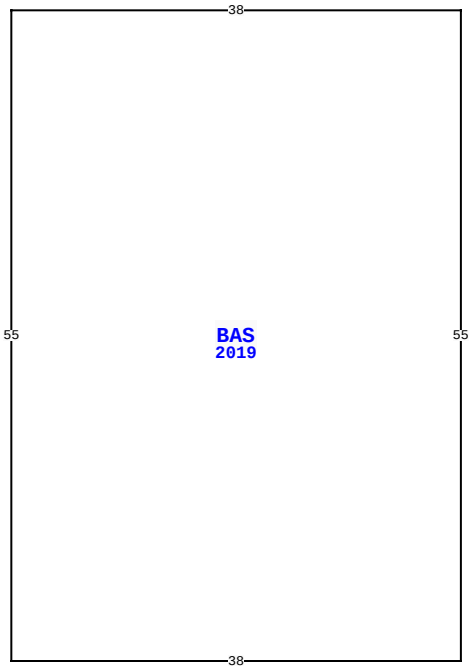
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,090	100	2,090	32,883
TOTALS	2,090		2,090	32,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,090	46.3540	16.22	33,900	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 2090 HX Base Yr 2020



BLD DATE	
XF DATE	
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87595 ROSES BLUFF RD, YULEE

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1493/1668	4/20/2007	WD	U	I	24	60,000
GRANTOR: LEE ALICE L (F/K/A MA						
GRANTEE: BERGHOEFER DAVID W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W38 S55 E38 N55$.

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

REVIEW DATE 01/09/2020 BY NW Total Acres: 1.07 Total Land Value: 85,600 Market: 0 Agricultural: 0 Common: 85,600 PRINTED 08/02/2023 BY SYS