PT OF LOT 4 (S-20)
IN OR 2620/1341
SUB OF HM THIGPEN DB 39/356

WILSON LAURA B L/E/
87589 ROSES BLUFF ROAD
YULEE, FL 32097

2023

37-3N-27-4680-0004-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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	0	0 100
Units		0 100
Quality	03	Quality Level 03

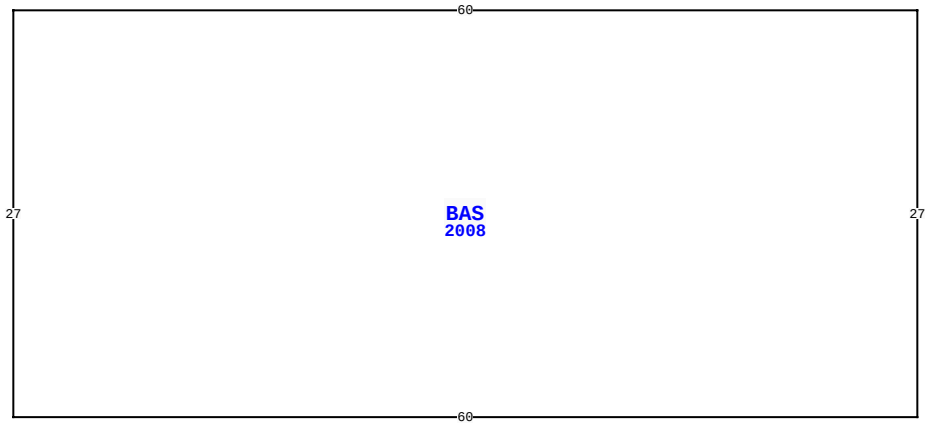
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	84,188
TOTALS	1,620		1,620	84,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	116.0000	81.20	131,544	2008	2008	0	0	0	36.00	64.00

1 M/H 94+ – 100% - 2009 Heated Area: 1620 HX Base Yr 2009



87589 ROSES BLUFF RD, YULEE

BLD DATE	05/28/2008 KK	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		84,188
TOTAL MARKET OB/XF VALUE		2,434
TOTAL LAND VALUE - MARKET		97,920
TOTAL MARKET VALUE		184,542
SOH/AGL Deduction		83,605
ASSESSED VALUE		100,937
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,937
TOTAL JUST VALUE		184,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/1341	2/08/2023	WD	U	I	11	100
GRANTOR: WILSON LAURA B						
GRANTEE: PORTER TERESA J & L						
2608/0782	12/12/2022	WD	U	I	11	100
GRANTOR: WILSON CLAVIN A SR						
GRANTEE: WILSON LAURA B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27$.

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	0680	POLE SHED	0	100	12	5	60.00	SF	10.00	10.00	100	2007	2007	3	52	312	
2	0751	UOP	0	0	0	0	262.00	SF	10.00	10.00	100	2015	2015	3	81	2,122	

LAND DESCRIPTION

TOTAL OB/XF 2,434

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.36	AC		1.00	1.00	0.90	80,000.00	72,000.00	97,920							

REVIEW DATE 03/21/2018 BY SBA Total Acres: 1.36 Total Land Value: 97,920 Market: 0 Agricultural: 0 Common: 97,920 PRINTED 08/02/2023 BY SYS