



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	05	AVERAGE 100	0100	01	931	114.4800	103.32	96,191	1989	1989	0	0	0	15.50	84.50	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 864 HX Base Yr									
Roof Cover	01	MINIMUM 100														Tax Group: 4 Tax Dist:									
Interior Wall	04	PLYWOOD 100														BUILDING MARKET VALUE 81,281									
Interior Floo	08	SHT VINYL 80														TOTAL MARKET OB/XF VALUE 23,945									
Interior Floo	14	CARPET 20														TOTAL LAND VALUE - MARKET 1,261,400									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 199,349									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 65,231									
Bedrooms	2	100														ASSESSED VALUE 134,118									
Bathrooms	1	100														TOTAL EXEMPTION VALUE 0									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 134,118									
Stories	1.	1. 100														TOTAL JUST VALUE 1,366,626									
Units	0	100	NCON VALUE 0																						
Occupancy	00	NONE 100	INCOME VALUE 0																						
Quality		03	Quality Level 03		PREVIOUS YEAR MKT VALUE 109,086																				
DOR CODE		5000		IMPROVED AG																					
MAP NUM				MKT AREA		04																			
NEIGHBORHOOD/LOC		4031.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	864	100	864	75,431																					
UOP	336	20	67	5,849																					
TOTALS		1,200	931	81,281																					
EXTRA FEATURES					87449 ROSES BLUFF RD, YULEE																				
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	0300	BOAT DCK W	0	0	5	163	815.00	SF	40.00	40.00	100	1996	1996	3	25	8,150									
2	0200	BARN WD 0-	0	0	64	28	1,792.00	SF	20.00	20.00	100	1994	1994	3	23	8,243									
3	0940	SHEDS/PORT	0	0	14	8	112.00	SF	18.30	18.30	100	1989	1989	3	20	410									
4	0940	SHEDS/PORT	0	0	14	8	112.00	SF	18.30	18.30	100	1989	1989	3	20	410									
5	0940	SHEDS/PORT	0	0	20	10	200.00	SF	18.30	18.30	100	1989	1989	3	20	732									
6	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	005000	C	RURAL HOME	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000								
2	005902	A	HARDWOOD SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	175.00	175.00	875								
3	005601	A	TIMB2-3 SI	0			0.00	0.00	36.11	AC		1.00	1.00	1.00	350.00	350.00	12,638								
4	005970	A	AGRI-POND	0			0.00	0.00	0.55	AC		1.00	1.00	1.00	70.00	70.00	38								
5	006000	A	PAST1/HAY	0			0.00	0.00	1.30	AC		1.00	1.00	1.00	440.00	440.00	572								
6	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	42.96	AC		1.00	1.00	1.00	27,500.00	27,500.00	1,181,400								
REVIEW DATE		02/29/2016		BY		TW		Total Acres: 43.96		Total Land Value: 94,123		Market: 1,181,400		Agricultural: 14,123		Common: 80,000		PRINTED 08/02/2023 BY SYS							