

**STEPHENS DEREMA ANN L/E/
87475 ROSES BLUFF ROAD
YULEE, FL 32097**

38-3N-27-4690-0030-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	70.00	30.00														
Exterior Wall	05	0800	02	1,630	123.6000	86.52	141,028	1994	1994	0	0	0	0	70.00	30.00	VALUATION BY STANDARD													
Roof Structur	03	1 M/H 94+ - 100% - 1995														Heated Area: 1246													
Roof Cover	12															HX Base Yr 1995													
Interior Wall	05																												
Interior Floo	14																												
Interior Floo	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Frame	02																												
Stories	1.																												
Units																													
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	1,246	100	1,246	32,341																									
USP	768	50	384	9,967																									
TOTALS		2,014	1,630	42,308																									
EXTRA FEATURES										87475 ROSES BLUFF RD, YULEE										BLD DATE		LGL DATE		06/20/2023		MLU			
																				XF DATE		LAND DATE							
																				INC DATE		AG DATE							
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695														
2	1242	WD DECK A	0 100	0	0	804.00	SF	10.00	10.00	100	1995	1995	3	20	1,608														
3	0810	CONCRETE A	0 100	16	9	171.00	SF	6.50	6.50	100	1990	1990	3	62	689														
4	0510	GARAGE WD-	0 100	24	30	720.00	SF	35.00	35.00	100	1994	1994	3	23	5,796														
5	0810	CONCRETE A	0 100	24	14	336.00	SF	6.50	6.50	100	1990	1990	3	62	1,354														
6	0681	POLE SHED	0 100	15	30	450.00	SF	15.00	15.00	100	1996	1996	3	25	1,688														
LAND DESCRIPTION										TOTAL OB/XF 13,830																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.14	AC		1.00	1.00	1.00	80,000.00	80,000.00	91,200												
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