

PT OF E WATERMAN GRANT
SEC 39-3N-27E IN OR 2547/677
{R278111}

BARNARD ROSS DAMON & THERESA MARIE
87397 ROSES BLUFF ROAD
YULEE, FL 32097

2023

39-3N-27-0000-0001-0240



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 2 4																														
Exterior Wall	25	MOD METAL 100	6500	01	1,440	55.0160	19.26	27,734	2014	2014	0	0	8.00	92.00	VALUATION SUMMARY																														
Roof Structur	04	WOOD TRUSS 100	2 GARAGE RES - 100% - 2023												Heated Area: 1440												HX Base Yr 2023																		
Roof Cover	12	MODULAR MT 100	BAS 2014																																										
Interior Wall	07	NONE 100																																											
Interior Floo	03	CONC FINSH 100																																											
Air Condition	01	NONE 100																																											
Heating Type	01	NONE 100																																											
Bedrooms		0 100																																											
Bathrooms		0 100																																											
Frame	02	WOOD FRAME 100																																											
Stories	0	0 100																																											
Units		0 100																																											
Occupancy	00	NONE 100																																											
Quality			06	Quality Level 06																																									
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	1,440	100	1,440	25,515																																									
TOTALS			1,440	1,440	25,515											BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/20/2023 MLU									
EXTRA FEATURES					87397 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																													
4	0810	CONCRETE A	0 100	4	16	64.00	SF	6.50	6.50	100	2014	2014	3	95	395																														
5	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2014	2014	3	95	56																														
6	0811	CONCRETE B	0 100	0	0	1,980.00	SF	5.20	5.20	100	2015	2015	3	96	9,884																														
7	0810	CONCRETE A	0 100	0	0	218.00	SF	6.50	6.50	100	2015	2015	3	96	1,360																														
LAND DESCRIPTION																	TOTAL OB/XF 11,695																												
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	000115	C	SFR ACRES	100		OR	427.00	306.00	2.40	AC		1.00	1.00	1.00	80,000.00	80,000.00	192,000																												
2	009525	C	RES POND	100					0.60	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,500																												
REVIEW DATE 07/09/2019 BY DJ Total Acres: 2.40 Total Land Value: 193,500 Market: 0 Agricultural: 0 Common: 193,500 PRINTED 08/02/2023 BY SYS																																													

