LOT 1
IN OR 1867/1974
J A M SUB PB 8/41

JOHNSTON PETER GILL & BARBARA C
87643 ROSES BLUFF RD
YULEE, FL 32097

2023

42-3N-28-0900-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

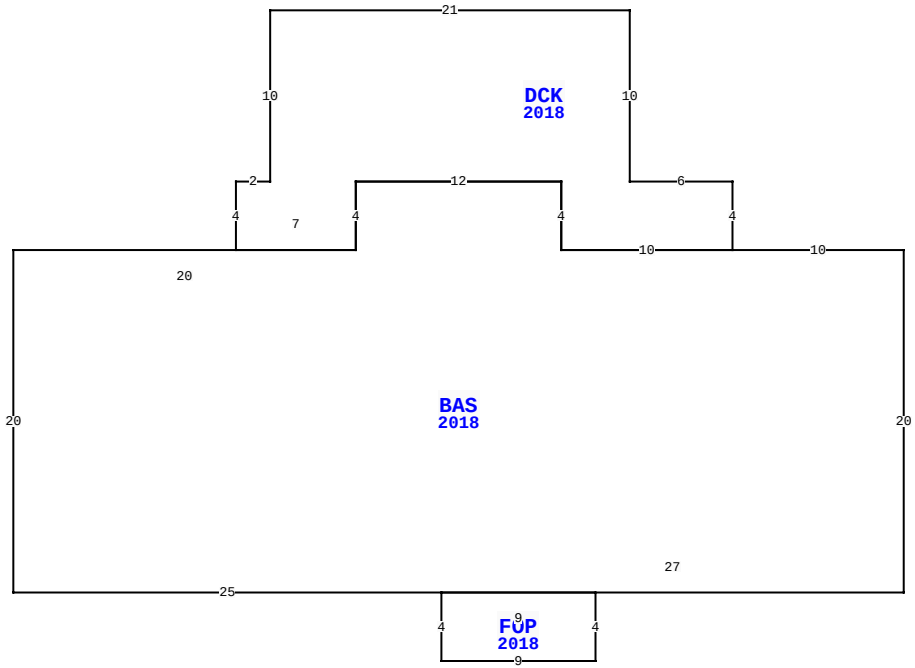
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4083.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	160,902
DCK	278	10	28	4,141
FOP	36	30	11	1,627
TOTALS	1,402		1,127	166,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,127	126.4368	150.14	169,208	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1088 HX Base Yr 2019



87643 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,670
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		201,670
SOH/AGL Deduction		76,134
ASSESSED VALUE		125,536
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,536
TOTAL JUST VALUE		201,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709364	CO ISSUED	0	05/02/2018
17009364	NEW CONSTR	133,580	10/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1867/1974	7/15/2013	WD	Q	V	02	14,400
GRANTOR: MADDOX BUILDERS INC						
GRANTEE: JOHNSTON PETER GILL						
1795/1498	5/31/2012	WD	U	V	37	12,500
GRANTOR: ALLISON PROPERTIES IN						
GRANTEE: MADDOX BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 DCK=[YR=2018] N4 W6 N10 W21 S10 W2 S4 E7 N4 E12 S4 E10$ W10 N4 W12 S4 W20 S20 E25 FOP=[YR=2018] S4 E9 N4 W9$ E27 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 05/04/2018 BY KW Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS