

PT OF LOT 29 (S-6) &
PT OF LOT 33 IN SEC 43
IN OR 1945/1964

KATO AARON & DONNA GAYLE
87672 ROSES BLUFF RD
YULEE, FL 32097

2023

42-3N-28-5080-0029-0060



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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
BAL	20	15	3	449
BAS	3,634	100	3,634	542,881
FDG	726	60	436	65,134
FOP	860	30	258	38,543
FOP	1,195	30	358	53,482
FUS	400	100	400	59,756
SFB	96	80	77	11,503
STR	30	10	3	449
STR	50	10	5	747
UDG	280	55	154	23,006

TOTALS	7,291		5,328	795,947
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	8,892.00	SF	4.00	
2	0812	CONCRETE C	0 100	0	0	1,568.00	SF	4.00	
3	0351	CARPORT MT	0 100	44	22	968.00	SF	10.00	
4	0812	CONCRETE C	0 100	30	22	660.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	4.37

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,328	129.0242	153.22	816,356	2016	2016	0	0	2.50	97.50
1 SNGL FAM - 100% - 2017 Heated Area: 4111 HX Base Yr 2017											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023
INC DATE		AG DATE	MLU

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	0812	CONCRETE C	0 100	0	0	8,892.00	SF	4.00	4.00	100	2016	2016	3	97	34,501	
2	0812	CONCRETE C	0 100	0	0	1,568.00	SF	4.00	4.00	100	2016	2016	3	97	6,084	
3	0351	CARPORT MT	0 100	44	22	968.00	SF	10.00	10.00	100	2021	2021	3	97	9,390	
4	0812	CONCRETE C	0 100	30	22	660.00	SF	4.00	4.00	100	2021	2021	3	100	2,640	

TOTAL OB/XF											
52,615											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		795,947	
TOTAL MARKET OB/XF VALUE		52,615	
TOTAL LAND VALUE - MARKET		279,680	
TOTAL MARKET VALUE		1,128,242	
SOH/AGL Deduction		462,424	
ASSESSED VALUE		665,818	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		615,818	
TOTAL JUST VALUE		1,128,242	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		868,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530538	CO ISSUED	0	06/22/2016
B1530538	NEW CONSTR	458,646	06/01/2015
B1530539	POLEBARN	30,338	06/01/2015
B1530540	GARAGE	71,579	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1945/1964	10/27/2014	WD	Q	V	01
GRANTOR: RICHARDS JEREMY E & V					
GRANTEE: KATO AARON & DONNA					
1903/0489	2/14/2014	WD	Q	I	01
GRANTOR: HOLMBERG EDWARD L & L					
GRANTEE: RICHARDS JEREMY E &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W40 N13 W23 S13 W14 S8 BAS=[YR=2016] S39									
FOP=[YR=2016] S23 E35 STR=[YR=2016] S3 E10 N3 W10\$ E42 N10									
W34 N2 W6 S2 W31 N13 W6\$ E6 S13 E31 N2 E6 S2 E34 N45 W40 N7									
W37\$ E37 S7 E40 N15 \$ PTR= W97 FDG=[YR=2016] W19									
SFB=[YR=2016] W6 S6 W4 S6 E10 N12\$ S12 W10 S12 E4 S6 E25									
N30\$ E97 \$ PTR= W140 N40 STR=[YR=2016] W7 S1 FUS=[YR=2016]									
W25 S16 E25 N7 BAL=[YR=2016] E4 N5 W4 S5\$ N9\$ S4 E4 S5 E3									
N10\$ S40 E140\$ PTR= E30 UDG=[YR=2016] S20 E14 N20 W14\$ W30\$.									