PT OF LOT 30 OR 1986/611
EX RW IN OR 330 PG 373

AUTRY HELEN J L/E/
PO BOX 1857
FERNANDINA BEACH, FL 32035-1857

2023

42-3N-28-5080-0030-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

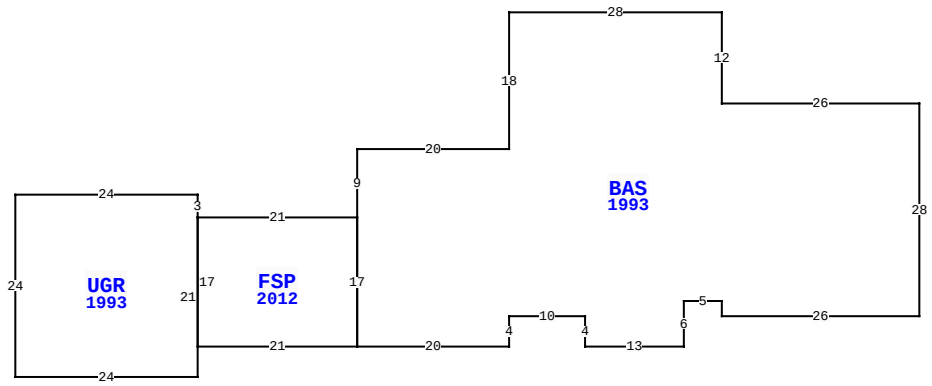
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,410	100	2,410	155,083
FSP	357	40	143	9,202
UGR	576	45	259	16,666
TOTALS	3,343		2,812	180,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,812	111.9360	101.02	284,068	1976	1976	0	0	5	31.30	63.70

1 SINGLE FAM – 100% - 1979 Heated Area: 2410 HX Base Yr 1979



87675 ROSES BLUFF RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		180,951
TOTAL MARKET OB/XF VALUE		4,801
TOTAL LAND VALUE - MARKET		131,200
TOTAL MARKET VALUE		316,952
SOH/AGL Deduction		166,265
ASSESSED VALUE		150,687
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		95,687
TOTAL JUST VALUE		316,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0333	REPAIR/RRF	3,400	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/0611	5/18/2015	LE	U	I	11	100
GRANTOR: AUTRY ALONZO JR & HEL						
GRANTEE: AUTRY ALONZO JR & H						
1928/1362	7/18/2014	QC	U	I	11	100
GRANTOR: AUTRY ALONZO JR & HEL						
GRANTEE: AUTRY ALONZO & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N12 W28 S18 W20 S9 FSP=[YR=2012] W21
UGR=[YR=1993] N3 W24 S24 E24 N21 $ S17 E21 N17 $ S17 E20 N4
E10 S4 E13 N6 E5 S2 E26 N28 $.

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
1	0810	CONCRETE A	0	100	10	20	200.00	SF	6.50	6.50	100	1977	1977	3	29	377	
2	0810	CONCRETE A	0	100	10	22	220.00	SF	6.50	6.50	100	1977	1977	3	29	415	
3	0810	CONCRETE A	0	100	0	0	304.00	SF	6.50	6.50	100	1977	1977	3	29	573	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	42	1,470	
5	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
6	0810	CONCRETE A	0	100	0	0	464.00	SF	6.50	6.50	100	1980	1980	3	35	1,056	

LAND DESCRIPTION

TOTAL OB/XF 4,801

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	80,000.00	80,000.00	131,200							

REVIEW DATE 10/30/2019 BY KWA Total Acres: 1.64 Total Land Value: 131,200 Market: 0 Agricultural: 0 Common: 131,200 PRINTED 08/02/2023 BY SYS