

PT LOT 37 IN OR 2568/763 PAR 2
(EX PT IN OR 1341/1988)
THIGPEN SURVEY DBK 39/356

KATO AARON THOMAS & DONNA G/DOUGHERTY TYEE EVAN
87672 ROSES BLUFF RD
YULEE, FL 32097

2023

42-3N-28-5080-0037-0010



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	NORM	% COND												
DOR CODE		0000								VACANT																							
MAP NUM										MKT AREA		04																					
NEIGHBORHOOD/LOC		4031.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA		SUBAREA MARKET VALUE																												
TOTALS																				BLD DATE		LGL DATE											
																				XF DATE		LAND DATE											
																				INC DATE		AG DATE											
EXTRA FEATURES		PO FOLKS WAY, YULEE																		06/20/2023		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																
LAND DESCRIPTION		TOTAL OB/XF																		0													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	0008	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000																
2	009630	C	SWAMP	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000																
REVIEW DATE		06/20/2023		BY		MLU		Total Acres: 3.00		Total Land Value: 81,000		Market: 0		Agricultural: 0		Common: 81,000		PRINTED 08/02/2023 BY SYS															