



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	VALUATION SUMMARY										PAGE 1 of 2									
Exterior Wall	10	ABOVE AVG 50	0100	01	3,029	110.4138	99.65	301,840	2001	2001	0	0	10.25	89.75	STANDARD										4									
Exterior Wall	16	WD FR STUC 50	1 SINGLE FAM - 0% - 0													Heated Area: 1720										HX Base Yr								
Roof Structure	03	GABLE/HIP 100																																
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	14	CARPET 90																																
Interior Floor	15	HARDTILE 10																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms	3	100																																
Bathrooms	4	100																																
Frame	02	WOOD FRAME 100																																
Stories	2.	2. 100																																
Units	0	100																																
BUD8 Adjustme	04	DIST 01 100																																
Occupancy	00	NONE 100																																
Quality	04	Quality Level 04																																
DOR CODE	0100	SINGLE FAMILY																																
MAP NUM		MKT AREA																																
NEIGHBORHOOD/LOC	4053.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,720	100	1,720	153,830																														
DCK	112	10	11	984																														
DCK	112	10	11	984																														
DCK	320	10	32	2,862																														
DCK	144	10	14	1,252																														
FGR	1,315	55	723	64,662																														
FOP	80	30	24	2,147																														
FOP	260	30	78	6,976																														
FOP	120	30	36	3,219																														
FSP	350	40	140	12,521																														
TOTALS	5,078		3,029	270,901																														
EXTRA FEATURES			87000 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																	
3	0300	BOAT DCK W	0	0	0	0	361.00	SF	40.00	40.00	100	1990	1990	3	20	2,888																		
4	0940	SHEDS/PORT	0	0	18	8	144.00	SF	30.00	30.00	100	1970	1970	3	20	864																		
5	0812	CONCRETE C	0	0	0	0	1,304.00	SF	4.00	4.00	100	2001	2001	3	82	4,277																		
6	0811	CONCRETE B	0	0	0	0	504.00	SF	5.20	5.20	100	1967	1967	3	20	524																		
7	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	44	14,661																		
8	0510	GARAGE WD-	0	0	30	28	840.00	SF	35.00	35.00	100	2005	2005	3	44	12,936																		
9	0855	CONC PAVER	0	0	0	0	825.00	SF	10.00	10.00	100	2005	2005	3	87	7,178																		
10	0810	CONCRETE A	0	0	0	0	1,863.00	SF	6.50	6.50	100	2005	2005	3	87	10,535																		
11	0350	CARPORT WD	0	0	0	0	180.00	SF	13.00	13.00	100	2008	2008	3	40	936																		
12	0302	FLT DOCK C	0	0	0	0	96.00	SF	50.00	50.00	100	2008	2008	3	40	1,920																		
TOTAL OB/XF																	56,719																	
LAND DESCRIPTION																	TOTAL OB/XF																	
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	000130	C	SFR WATER	0		OR	400.00	200.00	3.84	AC		1.00	1.00	0.70	100,000.00	70,000.00	268,520																	
REVIEW DATE 07/17/2018 BY SBX Total Acres: 3.84 Total Land Value: 268,520 Market: 0 Agricultural: 0 Common: 268,520 PRINTED 08/02/2023 BY SYS																																		

[illegible]