PT OF LOT 31 THIGPEN SURV
A/K/A TRACT 15 W OF
CHESTER LOFTON RD

HRABAL TERRI L/ROGERO GAGE
87705 ROSES BLUFF ROAD
YULEE, FL 32097

**2023**

**43-3N-28-5110-0015-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

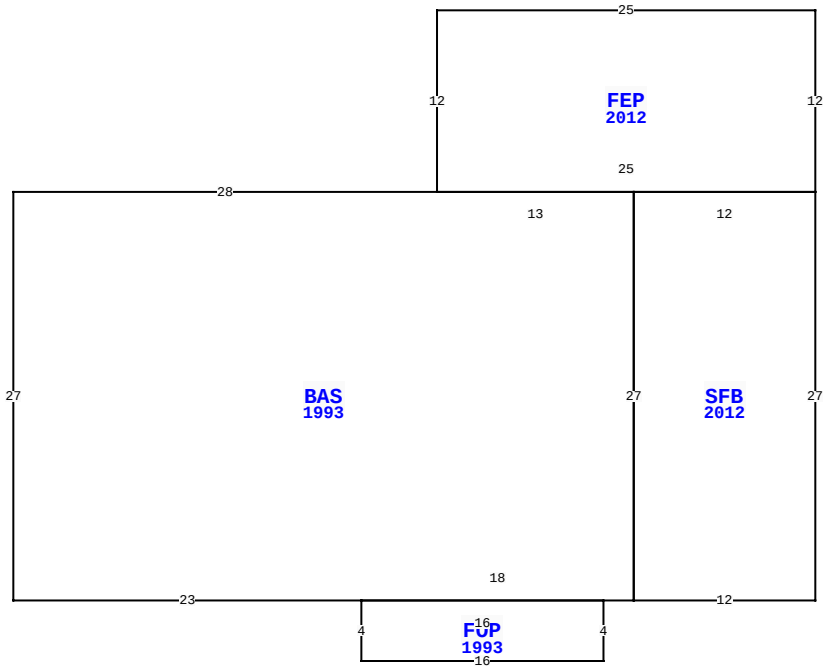
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 05 | AVERAGE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 03 | MASONRY 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 | 1,107 | 100 | 1,107 | 102,075 |
| FEP | 300 | 80 | 240 | 22,130 |
| FOP | 64 | 30 | 19 | 1,752 |
| SFB | 324 | 80 | 259 | 23,882 |
| TOTALS | 1,795 | | 1,625 | 149,839 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,625 | 136.0986 | 122.83 | 199,599 | 1973 | 1990 | 0 | 0 | 0 | 24.93 | 75.07 |

1 SINGLE FAM – 100% - 1997 Heated Area: 1366 HX Base Yr 1997




87705 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 | | 149,839 |
| TOTAL MARKET OB/XF VALUE | | 2,100 |
| TOTAL LAND VALUE - MARKET | | 82,400 |
| TOTAL MARKET VALUE | | 234,339 |
| SOH/AGL Deduction | | 144,152 |
| ASSESSED VALUE | | 90,187 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 35,187 |
| TOTAL JUST VALUE | | 234,339 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 193,611 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2009072 | REPAIR/RRF | 8,975 | 10/01/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2591/0144 | 8/16/2022 | QC | U | I | 11 | 47,500 |
| GRANTOR: HRABAL TERRI L | | | | | | |
| GRANTEE: HRABAL TERRI & GAGE | | | | | | |
| 0825/1401 | 3/11/2998 | QC | U | I | 06 | 30,100 |
| GRANTOR: HRABAL JAMES W | | | | | | |
| GRANTEE: HRABAL JAMES & TERR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FEP=[YR=2012] W25 S12 BAS=[YR=1993] W28 S27 E23 FOP=[YR=1993] S4E16 N4 W16$ E18 SFB=[YR=2012] E12 N27 W12 S27$ N27 W13$ E25 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1985 | 1985 | 3 | 60 | 2,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,100

| 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 | | RS-1 | 0.00 | 0.00 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 82,400 | | | | | | | |

REVIEW DATE 11/01/2019 BY KWA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/02/2023 BY SYS