BLOCK 1 LOTS 3 & 4
ANGELO'S SUBDIVISION PB5/215

CRAIG TRACY KNIGHT LIVING TRUST/CRAIG TRACY KNIGHT
87586 ROSES BLUFF ROAD
YULEE, FL 32097

2024

37-3N-27-0050-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

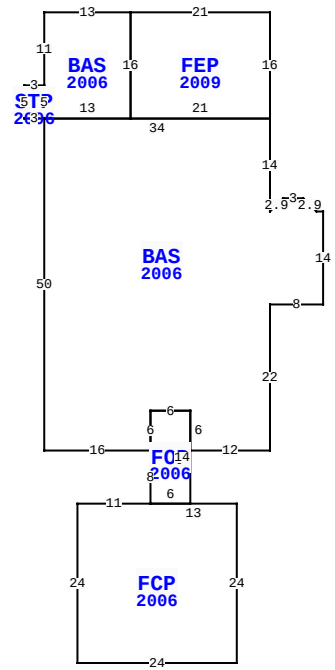
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	208	100	208	27,576
BAS	1,786	100	1,786	236,778
FCP	576	25	144	19,091
FEP	336	80	269	35,662
FOP	84	30	25	3,314
STP	15	10	2	265
TOTALS	3,005		2,434	322,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,434	119.1680	148.96	362,569	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 0% - 0 Heated Area: 1994 HX Base Yr



87586 ROSES BLUFF RD, YULEE

BLD DATE	11/06/2007	JM	LGL DATE	
XF DATE	01/16/2007	JM	LAND DATE	06/20/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	322,686
TOTAL MARKET OB/XF VALUE	108,178
TOTAL LAND VALUE - MARKET	188,000
TOTAL MARKET VALUE	618,864
SOH/AGL Deduction	135,052
ASSESSED VALUE	483,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,812
TOTAL JUST VALUE	618,864
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	612,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24025	REMODEL	25,000	10/01/2010
B21051	REMODEL	3,500	02/01/2008
B20877	SCRN ENCLOSRURE	13,500	12/01/2007
B20430	SWIM POOL	19,000	08/01/2007
B0311612	OTHER	2,000	08/01/2003
B0363466	NEW CONSTR	18,000	05/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1382	6/14/2024	QC	U	I	11	100
GRANTOR: CRAIG TRACY KNIGHT						
GRANTEE: CRAIG TRACY KNIGHT						
1949/0737	11/21/2014	QC	U	I	11	100
GRANTOR: CRAIG TRACY KNIGHT						
GRANTEE: CRAIG TRACY KNIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W1 L2 U2 W3 D2 L2 N14 FEP=[YR=2009] N16 W21 BAS=[YR=2006] W13 S11 STP=[YR=2006] W3 S5 E3 N5$ S5 E13 N16$ S16 E21$ W34 S50 E16 FOP=[YR=2006] S8 FCP=[YR=2006] W11 S24 E24 N24 W13$ E6N14 W6 S6$ N6 E6 S6 E12 N22 E8 N14$.

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	0812	CONCRETE C	0	0	0	0	5,969.00	SF	4.00	4.00	100	2001	2001	3	80	19,101	
2	1126	CB/STC 8"	0	0	0	0	790.00	SF	8.00	8.00	100	2001	2001	3	80	5,056	
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	385.00	385.00	100	2001	2001	3	55	212	
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	85	1,700	
5	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2001	2001	3	20	576	
6	1126	CB/STC 8"	0	0	0	0	1,522.00	SF	8.00	8.00	100	2003	2003	3	83	10,106	
7	0300	BOAT DCK W	0	0	16	12	140.00	SF	40.00	40.00	100	2004	2004	3	36	2,016	
8	0300	BOAT DCK W	0	0	0	0	129.00	SF	40.00	40.00	100	2007	2007	3	48	2,477	
9	0920	CWALL-WD/M	0	0	0	0	85.00	LF	390.00	390.00	100	2007	2007	3	31	10,277	
10	0940	SHEDS/PORT	0	0	12	16	192.00	SF	30.00	30.00	100	2001	2001	3	20	1,152	

TOTAL OB/XF 52,673

LAND DESCRIPTION

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	000134	C	SFR POND	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	80,000.00	80,000.00	188,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 2.35 Total Land Value: 188,000 Market: 0 Agricultural: 0 Common: 188,000 PRINTED 08/06/2024 BY SYS

BLOCK 1 LOTS 3 & 4
ANGELO'S SUBDIVISION PB5/215

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87586 ROSES BLUFF ROAD
YULEE, FL 32097

2024

37-3N-27-0050-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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BLD DATE	11/06/2007	JM	LGL DATE
XF DATE	01/16/2007	JM	LAND DATE 06/20/2023 MLU
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NASSAU COUNTY PROPERTY

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GRANTOR: CRAIG TRACY KNIGHT						
GRANTEE: CRAIG TRACY KNIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0845	KOOL DECK	0	0	0	0	719.00	SF	7.25	7.25	100	2007	2007	3	88	4,587	
12	0861	POOL GUNIT	0	0	0	0	480.00	SF	85.00	85.00	100	2007	2007	3	48	19,584	
13	0910	SCRN RM L	0	0	40	30	1,200.00	SF	15.00	15.00	100	2008	2008	3	35	6,300	
14	0830	FLAGSTONE	0	0	16	5	80.00	SF	12.00	12.00	100	2008	2008	3	89	854	
15	0920	CWALL-WD/M	0	0	0	0	155.00	LF	390.00	390.00	100	2009	2009	3	40	24,180	

LAND DESCRIPTION

TOTAL OB/XF 55,505

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

REVIEW DATE 01/06/2023 BY NWA Total Acres: 2.35 Total Land Value: 188,000 Market: 0 Agricultural: 0 Common: 188,000 PRINTED 08/06/2024 BY SYS