BLOCK 1 LOT 8
IN OR 1847/819
ANGELO'S SUB PB 5/215

QUINTANILLA ALDO & ESTHER
87566 ROSES BLUFF RD
YULEE, FL 32097-4997

2024

37-3N-27-0050-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

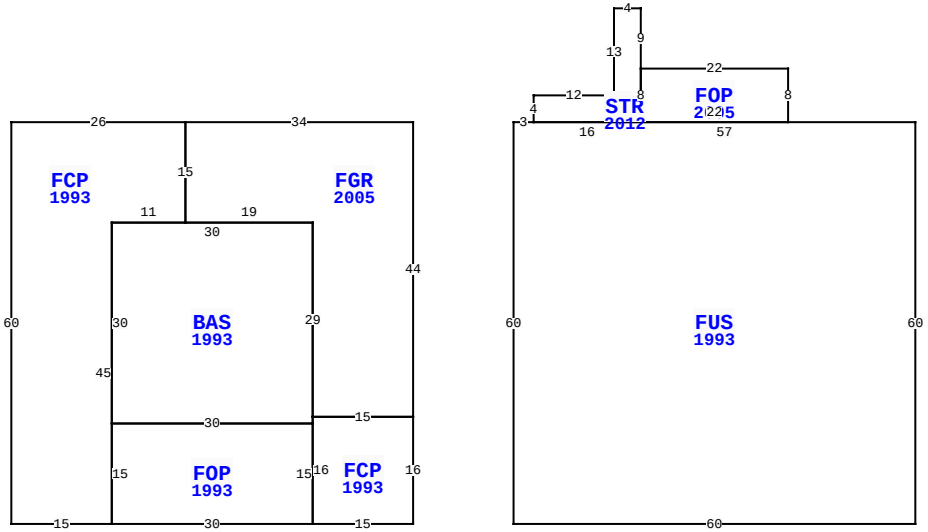
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	85,802
FCP	240	25	60	5,720
FCP	1,065	25	266	25,359
FGR	945	55	520	49,574
FOP	450	30	135	12,870
FOP	176	30	53	5,053
FUS	3,600	100	3,600	343,206
STR	116	10	12	1,144
TOTALS	7,492		5,546	528,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,546	119.6525	113.67	630,414	1990	1990	0	0	0	16.13	83.87

1 SINGLE FAM – 100% - 2015 Heated Area: 4500 HX Base Yr 2015



87566 ROSES BLUFF RD, YULEE

BLD DATE	12/18/2012 KK	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		528,728
TOTAL MARKET OB/XF VALUE		33,538
TOTAL LAND VALUE - MARKET		126,400
TOTAL MARKET VALUE		688,666
SOH/AGL Deduction		311,148
ASSESSED VALUE		377,518
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		327,518
TOTAL JUST VALUE		688,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313458	REPAIR/RRF	11,988	05/01/2013
B0516676	SWIM POOL	27,950	01/01/2005
8446	REMODEL	39,000	10/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1847/0819	3/14/2013	WD	Q	I	02	157,500
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: QUINTANILLA ALDO &						
1777/0772	1/04/2012	WD	U	I	12	456,000
GRANTOR: HODGE SIMPSON C & SAN						
GRANTEE: THE BANK OF NEW YOR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2005] W34 FCP=[YR=1993] W26 S60 E15 FOP=[YR=1993] E30 FCP=[YR=1993] E15 N16 W15 BAS=[YR=1993] N29 W30 S30 E30N1 $ S16 $ N15 W30 S15 $ N45 E11 N15 $ S15 E19 S29 E15 N44 $ PTR=E15 FUS=[YR=1993] E3 STR=[YR=2012] N4 E12 N13 E4 S9 FOP=[YR=2005] E22 S8 W22 N8$ S8 W16 $ E57 S60 W60 N60$ W15$.

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	0803	ASPHALT C	0	100	0	0	3,645.00	SF	2.00	2.00	100	1988	1988	3	50	3,645	
2	0861	POOL GUNIT	0	100	0	0	616.00	SF	85.00	85.00	100	2005	2005	3	40	20,944	
3	0811	CONCRETE B	0	100	0	0	1,172.00	SF	5.20	5.20	100	2005	2005	3	86	5,241	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480	
5	0825	BRICK	0	100	0	0	228.00	SF	12.50	12.50	100	2008	2008	3	97	2,765	
6	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	2008	2008	3	89	278	
7	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2008	2008	3	89	185	

LAND DESCRIPTION

TOTAL OB/XF 33,538

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	0006	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	80,000.00	80,000.00	126,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.58 Total Land Value: 126,400 Market: 0 Agricultural: 0 Common: 126,400 PRINTED 08/06/2024 BY SYS