PT OF LOT 4 S-4 & S-8
IN OR 1111/91
ESMT OR 287/334

LOUM PHYLLIS ANN
87517 ROSES BLUFF ROAD
YULEE, FL 32097

2024

37-3N-27-4680-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

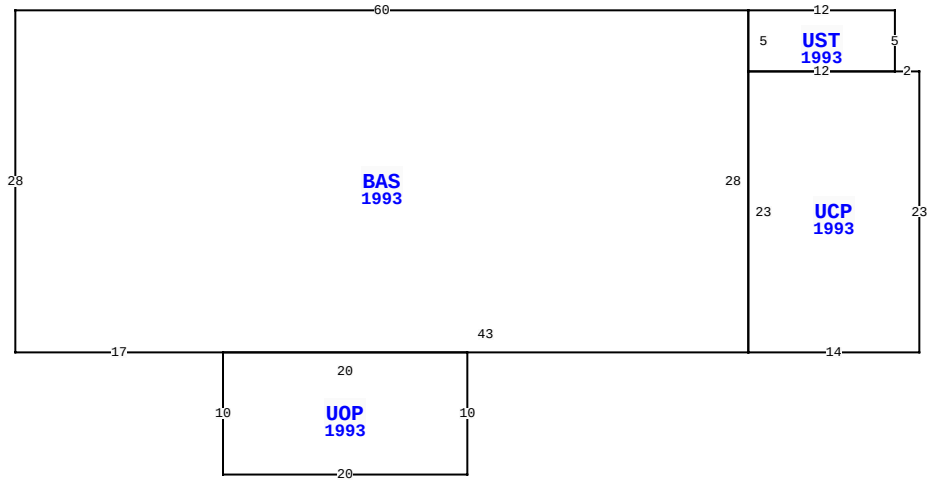
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	147,470
UCP	322	20	64	5,618
UOP	200	20	40	3,511
UST	60	45	27	2,370
TOTALS	2,262		1,811	158,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,811	112.0000	106.40	192,690	1988	1988	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 0 Heated Area: 1680 HX Base Yr



87517 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		158,969
TOTAL MARKET OB/XF VALUE		832
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		315,801
SOH/AGL Deduction		171,315
ASSESSED VALUE		144,486
TOTAL EXEMPTION VALUE	HX HB DX SL	144,486
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		315,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6603	ADDITION	1,700	07/13/1990
2690	H/AC	3,300	08/18/1988
5285	NEW CONSTR	1,000	08/12/1988
3165	NEW CONSTR	0	08/12/1988
5012	NEW CONSTR	55,016	07/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1111/0091	1/31/2003	WD	U	I	07	100
GRANTOR: LOUM PHYLLIS ANN &						
GRANTEE: LOWM PHYLLIS & ELIZ						
1075/1049	8/16/2002	WD	U	I	01	100
GRANTOR: LOUM PHYLLIS A						
GRANTEE: LOUM PHYLLIS & ELIZ						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W2 UST=[YR=1993] N5 W12 BAS=[YR=1993] W60 S28 E17 UOP=[YR=1993] S10 E20 N10 W20$E43 N28 $ S5 E12 $ W12 S23 E14 N23 $.

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	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	26	416	
2	0680	POLE SHED	0	100	16	10	160.00	SF	10.00	10.00	100	1998	1998	3	26	416	

LAND DESCRIPTION

TOTAL OB/XF 832

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		OR	0.00	0.00	3.00	AC		1.00	1.00	0.65	80,000.00	52,000.00	156,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 08/06/2024 BY SYS