

PT OF LOT 4 IN OR 2469/27
(EX ESMT IN OR 527/163 &
EX PT IN OR 370/605 & EX R/W

FERGUSON RYAN
87505 ROSES BLUFF RD
YULEE, FL 32097

2024

37-3N-27-4680-0004-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 60
Exterior Wall	05 AVERAGE 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 70
Interior Wall	04 PLYWOOD 30
Interior Floor	13 LVT/LAMNT 50
Interior Floor	14 CARPET 50
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

Quality	03 Quality Level 03
DOR CODE	0200 MOBILE HOME

MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4031.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	30,700
BAS	468	100	468	11,086
STR	24	10	2	47
USP	228	50	114	2,700

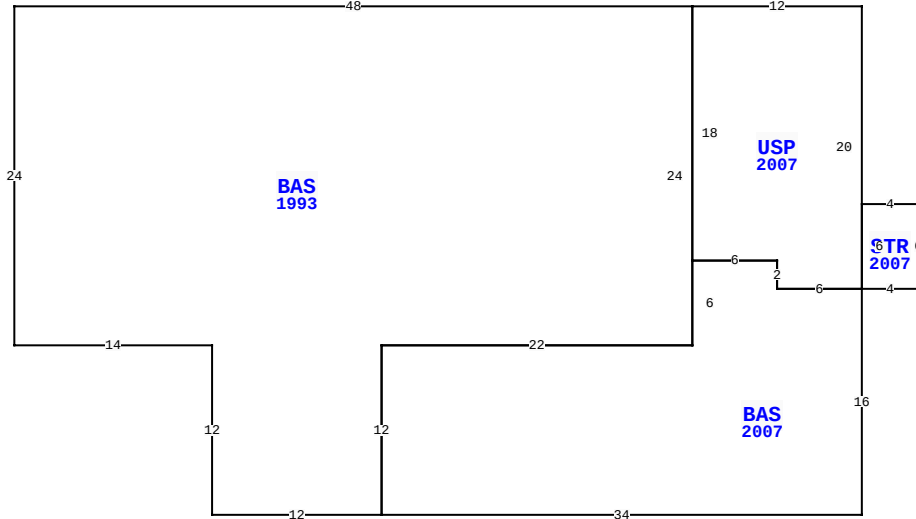
TOTALS	2,016	1,880	44,534
--------	-------	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	20	12	240.00	SF	30.00	30.00	100	1975
2	0510	GARAGE WD-	0 100	20	12	240.00	SF	26.95	26.95	100	1988
3	0681	POLE SHED	0 100	20	12	200.00	SF	15.00	15.00	100	1989
4	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1979
5	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.08	AC	1.00

REVIEW DATE	01/06/2023	BY	NWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,880	112.8000	78.96	148,445	1979	1979	0	0	0 70.00	30.00
1 M/H 93- - 100% - 2022 Heated Area: 1764 HX Base Yr 2022											



BLD DATE	01/30/2009	KK	LGL DATE	
XF DATE	11/07/2007	JM	LAND DATE	06/20/2023
INC DATE			AG DATE	MLU

87505 ROSES BLUFF RD, YULEE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		44,534	
TOTAL MARKET OB/XF VALUE		11,644	
TOTAL LAND VALUE - MARKET		108,160	
TOTAL MARKET VALUE		164,338	
SOH/AGL Deduction		37,954	
ASSESSED VALUE		126,384	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		76,384	
TOTAL JUST VALUE		164,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		161,227	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013385	REPAIR/RRF	0	07/01/2001
6260	XFOB	1,000	01/31/1990
6260	XFOB	1,000	01/30/1990
6958	MH MOVE-ON	500	10/05/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0027	6/03/2021	WD U	I		37	65,000
GRANTOR: HEER GREGORY A						
GRANTEE: FERGUSON RYAN						
2435/1332	10/18/2019	WD U	I		30	16,500
GRANTOR: HEER HENRY F JR						
GRANTEE: HEER HENRY F JR & G						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
USP=[YR=2007] W12 BAS=[YR=1993] W48 S24 E14 S12 E12											
BAS=[YR=2007] E34 N16 STR=[YR=2007] E4 N6 W4 S6\$ W6 N2 W6 S6											
W22 S12\$ N12 E22 N24\$ S18 E6 S2 E6 N20\$.											

TOTAL OB/XF											
11,644											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100		OR	0.00	0.00	2.08	AC	1.00

Market:	0	Agricultural:	0	Common:	108,160
---------	---	---------------	---	---------	---------

PRINTED 08/06/2024 BY SYS