

SCANDALIATO DONALD S & HELEN D
87493 ROSES BLUFF ROAD
YULEE, FL 32097-7310

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY															
Exterior Wall		05		AVERAGE 100		0100		01		1,254		98.8000		93.86		117,700		1978		1978		0		0		0		18.50		81.50		VALUATION BY													
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM - 100%		0		Heated Area: 1254				HX Base Yr																STANDARD													
Roof Cover		12		MODULAR MT 100																												Tax Group: 4													
Interior Wall		04		PLYWOOD 50																												Tax Dist:													
Interior Wall		05		DRYWALL 50																												BUILDING MARKET VALUE													
Interior Floo		14		CARPET 90																												TOTAL MARKET OB/XF VALUE													
Interior Floo		08		SHT VINYL 10																												TOTAL LAND VALUE - MARKET													
Air Condition		01		NONE 100																												TOTAL MARKET VALUE													
Heating Type		02		CONVECTION 100																												SOH/AGL Deduction													
Bedrooms				2 100																												ASSESSED VALUE													
Bathrooms				1 100																												TOTAL EXEMPTION VALUE													
Frame		02		WOOD FRAME 100																												BASE TAXABLE VALUE													
Stories		1.		1. 100																												TOTAL JUST VALUE													
Units				0 100																												NCON VALUE													
BUD8 Adjustme		04		DIST 01 100																												INCOME VALUE													
Occupancy				NONE 100																												PREVIOUS YEAR MKT VALUE													
Quality		03		Quality Level 03																																									
DOR CODE		0100		SINGLE FAMILY																																									
MAP NUM				MKT AREA																																									
NEIGHBORHOOD/LOC				4031.00																																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																					
BAS		1,254		100		1,254		95,926																																					
TOTALS		1,254				1,254		95,926																																					
EXTRA FEATURES										87493 ROSES BLUFF RD, YULEE										BLD DATE				LGL DATE		06/20/2023		MLU																	
										XF DATE																																			
										INC DATE																																			
L N		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															