PT OF LOT 4
IN OR 1694/316
R434309 & R434310

CULLEY PAMELA
PO BOX 2424
YULEE, FL 32041-2424

2024

37-3N-27-4680-0004-0180

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 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
Quality	03	Quality Level 03

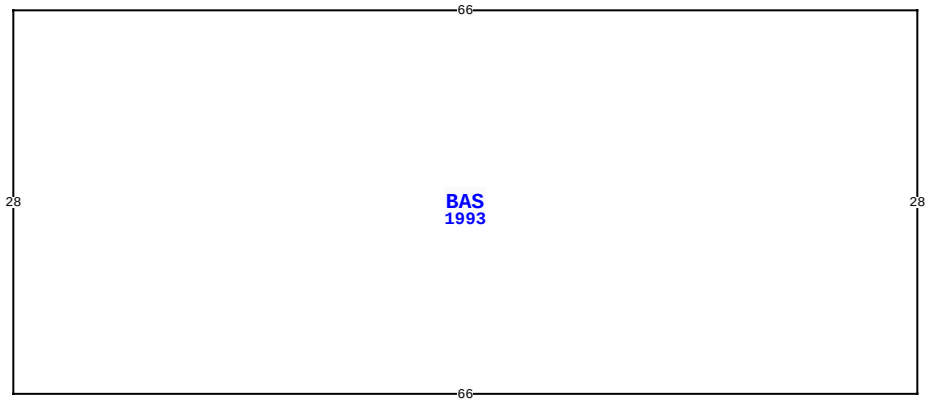
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	45,794
TOTALS	1,848		1,848	45,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	118.0000	82.60	152,645	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 1848 HX Base Yr 1996



87575 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		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		50,532
TOTAL MARKET OB/XF VALUE		4,257
TOTAL LAND VALUE - MARKET		88,800
TOTAL MARKET VALUE		143,589
SOH/AGL Deduction		82,461
ASSESSED VALUE		61,128
TOTAL EXEMPTION VALUE	HX HB	36,128
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/0316	7/24/2010	QC	U	I	11	27,000
GRANTOR: CULLEY LAWRENCE						
GRANTEE: CULLEY PAMELA						
0730/0994	5/30/1995	WD	U	I	11	74,900
GRANTOR: LOMBARD RAYMOND & SHI						
GRANTEE: CULLEY LAWRENCE & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S28 E66 N28 $.

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	1242	WD DECK A	0	100	0	0	508.00	SF	10.00	10.00	100	1989	1989	3	20	1,016	
2	0820	WOOD WALK	0	100	0	0	198.00	SF	11.75	11.75	100	1989	1989	3	40	931	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 4,257

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	80,000.00	80,000.00	88,800							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

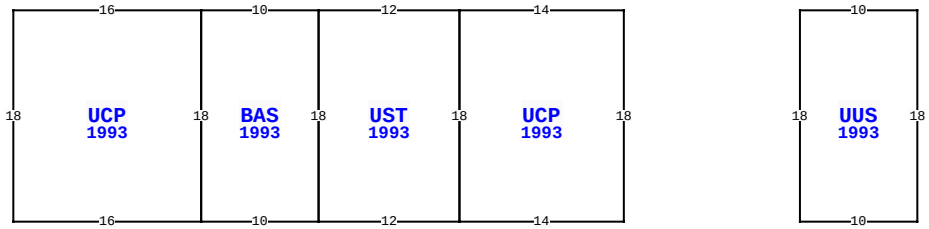
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	1,796
UCP	252	20	50	499
UCP	288	20	58	579
UST	216	45	97	968
UUS	180	50	90	898
TOTALS	1,116		475	4,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	475	57.0000	19.95	9,476	1989	1989	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 1996 Heated Area: 180 HX Base Yr 1996



87575 ROSES BLUFF RD, YULEE

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0730/0994	5/30/1995	WD	U	I	11	74,900
GRANTOR: LOMBARD RAYMOND & SHI						
GRANTEE: CULLEY LAWRENCE & P						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W14 UST=[YR=1993] W12 BAS=[YR=1993] W10
UCP=[YR=1993] W16 S18 E16 N18$ S18 E10 N18$ S18 E12 N18$ S18
E14 N18$ PTR=E15 UUS=[YR=1993] E10 S18 W10 N18 $ W15 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.11 Total Land Value: 88,800 Market: 0 Agricultural: 0 Common: 88,800 PRINTED 08/06/2024 BY SYS