LOT 29
IN OR 691/660
HAVEN FOREST S/D OR 110/537

BATTLES TOMMY D III & PAMELA J
87465 ROSES BLUFF ROAD
YULEE, FL 32097

2024

38-3N-27-4690-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

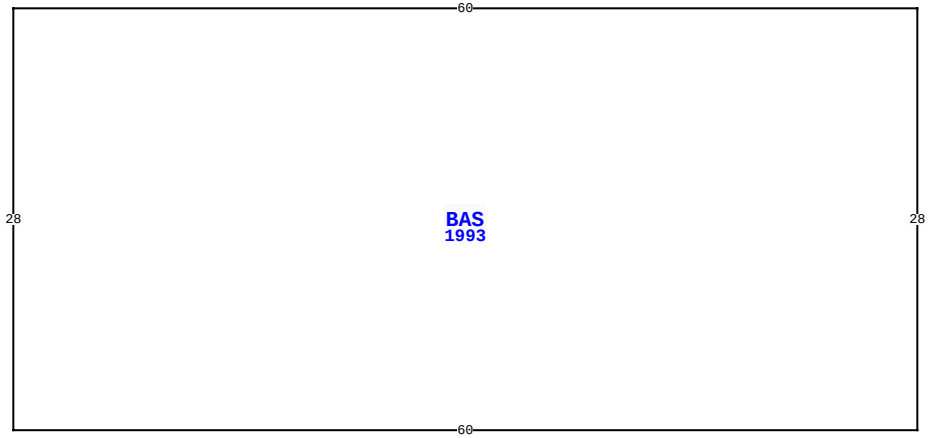
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,680	100	1,680	46,090
TOTALS	1,680		1,680	46,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,680	85.2000	59.64	100,195	1993	2000	0	0	0	54.00	46.00

1 M/H 93- – 100% - 0 Heated Area: 1680 HX Base Yr



87465 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		46,090
TOTAL MARKET OB/XF VALUE		12,865
TOTAL LAND VALUE - MARKET		121,600
TOTAL MARKET VALUE		180,555
SOH/AGL Deduction		103,796
ASSESSED VALUE		76,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		26,759
TOTAL JUST VALUE		180,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,456

1993 DW/MH VIN: D36022(A/B)
R583350 & R583351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0691/0660	10/29/1993	QC	U	I	07	100
GRANTOR: BATTLES TOMMY D JR						
GRANTEE: BATTLES TOMMY III &						
0690/1383	10/20/1993	QC	U	I	06	100
GRANTOR: BATTLES TOMMY D JR						
GRANTEE: BATTLES TOMMY D III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S28 E60 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	0200	BARN WD 0-	0	100	30	36	1,080.00	SF	20.00	20.00	100	1985	1985	3	20	4,320	
2	0810	CONCRETE A	0	100	14	22	308.00	SF	6.50	6.50	100	1980	1980	3	32.5	651	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
4	0681	POLE SHED	0	100	20	26	520.00	SF	15.00	15.00	100	2024	201		68	5,304	

LAND DESCRIPTION

TOTAL OB/XF 12,865

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	1.52	AC		1.00	1.00	1.00	80,000.00	80,000.00	121,600							

REVIEW DATE 04/22/2024 BY KWA Total Acres: 1.52 Total Land Value: 121,600 Market: 0 Agricultural: 0 Common: 121,600 PRINTED 08/06/2024 BY SYS