PT OF LOTS 30 & 31
IN OR 2495/749
HAVEN FOREST S/D OR 110/537

STEPHENS DEREMA ANN L/E/
87475 ROSES BLUFF ROAD
YULEE, FL 32097

**2024**

**38-3N-27-4690-0030-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

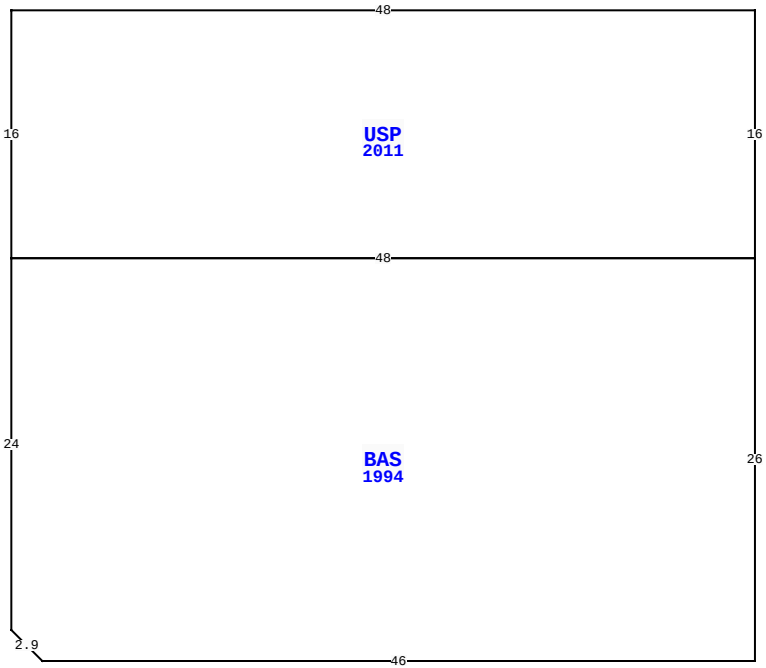
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,246 | 100 | 1,246 | 34,651 |
| USP | 768 | 50 | 384 | 10,679 |
| TOTALS | 2,014 | | 1,630 | 45,330 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,630 | 123.6000 | 92.70 | 151,101 | 1994 | 1994 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 94+ – 100% - 1995 Heated Area: 1246 HX Base Yr 1995




87475 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 | | 45,330 |
| TOTAL MARKET OB/XF VALUE | | 12,888 |
| TOTAL LAND VALUE - MARKET | | 91,200 |
| TOTAL MARKET VALUE | | 149,418 |
| SOH/AGL Deduction | | 72,853 |
| ASSESSED VALUE | | 76,565 |
| TOTAL EXEMPTION VALUE | HX HB WX SL | 76,565 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 149,418 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94-01287 | GARAGE | 42,240 | 09/01/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2495/0749 | 8/27/2021 | QC | U | I | 11 | 100 |
| GRANTOR: STEPHENS DEREMA ANN | | | | | | |
| GRANTEE: STEPHENS DEREMA D | | | | | | |
| 0711/1299 | 8/18/1994 | WD | Q | I | | 23,400 |
| GRANTOR: BUFORD WALTER & LOLA | | | | | | |
| GRANTEE: STEPHENS JOSEPH & D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

USP=[YR=2011] W48 S16 BAS=[YR=1994] S24 D2 R2 E46 N26 W48$ E48 N16$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1994 | 1994 | 3 | 76 | 2,660 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 804.00 | SF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 1,608 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 16 | 9 | 171.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 661 | |
| 4 | 0510 | GARAGE WD- | 0 | 100 | 24 | 30 | 720.00 | SF | 35.00 | 35.00 | 100 | 1994 | 1994 | 3 | 20 | 5,040 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 24 | 14 | 336.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 1,299 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 15 | 30 | 450.00 | SF | 15.00 | 15.00 | 100 | 1996 | 1996 | 3 | 24 | 1,620 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,888

| 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 | 1.14 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 91,200 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.14 Total Land Value: 91,200 Market: 0 Agricultural: 0 Common: 91,200 PRINTED 08/06/2024 BY SYS