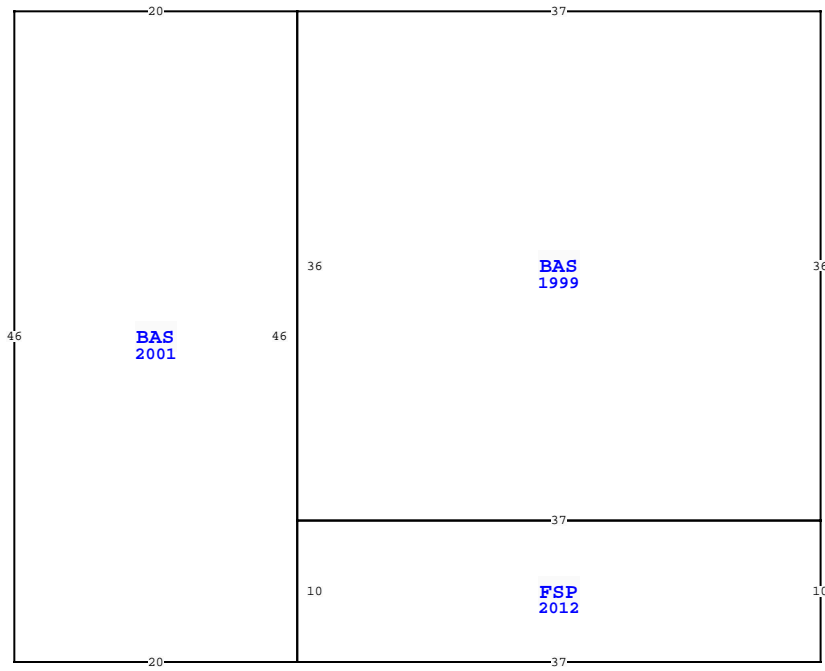


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	13	LVT/LAMNT	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,332	100	1,332
BAS	920	100	920
FSP	370	40	148
			SUBAREA MARKET VALUE
			120,729
			83,387
			13,414
TOTALS	2,622		2,400
			217,530

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2005									
				Heated Area: 2252				HX Base Yr 2005				



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,530	
TOTAL MARKET OB/XF VALUE		3,350	
TOTAL LAND VALUE - MARKET		140,000	
TOTAL MARKET VALUE		360,880	
SOH/AGL Deduction		171,835	
ASSESSED VALUE		189,045	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		139,045	
TOTAL JUST VALUE		360,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,281	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007212	REPAIR/RRF	4,200	08/09/2017
M015129	H/AC	0	06/01/2001
B0108110	ADDITION	38,640	03/01/2001
B9906194	NEW CONSTR	57,852	06/01/1999
P993506	NEW CONSTR	0	06/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0905	9/23/2004	WD	Q	I		219,000
GRANTOR: STEPHENS TIMOTHY L &						
GRANTEE: O'ROURKE KARA S & C						
0882/0856	5/11/1999	WD	Q	V		23,000
GRANTOR: WALTERS BUFORD E & LO						
GRANTEE: STEPHENS TIMOTHY LE						

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
1	1242	WD DECK A	0	100	8	6			48.00	100	1999	1999	3	20	96	
2	0681	POLE SHED	0	100	24	10	SF	15.00	15.00	100	2001	2001	3	29	1,044	
3	0681	POLE SHED	0	100	19	20	SF	15.00	15.00	100	2001	2001	3	29	1,653	
4	0680	POLE SHED	0	100	16	8	SF	10.00	10.00	100	2001	2001	3	29	371	
5	0680	POLE SHED	0	100	8	8	SF	10.00	10.00	100	2001	2001	3	29	186	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/20/2023	MLU

BUILDING NOTES	
87489 ROSES BLUFF RD, YULEE	
BUILDING DIMENSIONS	
BAS=[YR=1999] W37 BAS=[YR=2001] W20 S46 E20 FSP=[YR=2012] E37 N10 W37 S10\$ N46\$ S36 E37 N36\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.75	AC		1.00	1.00	1.00	80,000.00	80,000.00	140,000							