



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	100,506
FSP	144	40	58	5,205
FUS	340	100	340	30,511
STR	120	10	12	1,077
UOP	500	20	100	8,974

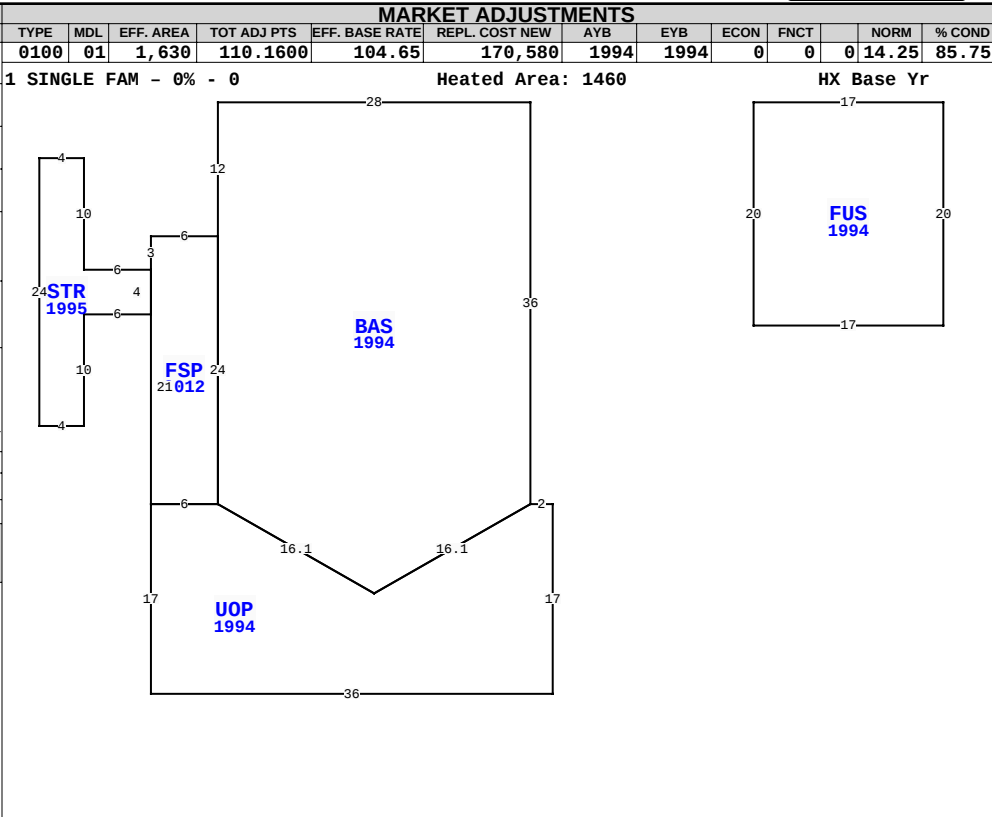
TOTALS	2,224	1,630	146,272
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0300	BOAT DCK W	0	0	0	0	753.00	SF	40.00	40.00	100	2008	2008	3	52	15,662	
3	0303	FLT DOCK W	0	0	0	0	160.00	SF	26.00	26.00	100	2008	2008	3	52	2,163	
4	0317	DCK PLNG W	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	700	
5	0322	BOAT LFT L	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	35	525	
6	0310	AL GANG WY	0	0	0	0	20.00	LF	115.00	115.00	100	2008	2008	3	35	805	
7	0350	CARPORT WD	0	0	0	0	120.00	SF	13.00	13.00	100	2008	2008	3	35	546	
8	1242	WD DECK A	0	0	0	0	208.00	SF	10.00	10.00	100	2008	2008	3	35	728	
9	0350	CARPORT WD	0	0	12	20	240.00	SF	13.00	13.00	100	2008	2008	3	35	1,092	
10	0940	SHEDS/PORT	0	0	12	11	132.00	SF	30.00	30.00	100	2008	2008	3	35	1,386	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	0		OR	250.00	200.00	3.80	AC		1.00	1.00	0.70	100,000.00	70,000.00	265,790							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	2.65	AC		1.00	1.00	1.00	415.00	415.00	1,100							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	2.65	AC		1.00	1.00	0.70	100,000.00	70,000.00	185,500							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019
INC DATE		AG DATE	01/01/2019

87001 ROSES BLUFF RD, YULEE	KB
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NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE				157,418			
TOTAL MARKET OB/XF VALUE				26,813			
TOTAL LAND VALUE - MARKET				451,290			
TOTAL MARKET VALUE				451,121			
SOH/AGL Deduction				0			
ASSESSED VALUE				451,121			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				451,121			
TOTAL JUST VALUE				635,521			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				631,462			

DAVIS PEGGY T MARITAL TRUST/DAVIS PEGGY T TRUSTEE
96260 PINEY ISLAND DRIVE
FERNANDINA BEACH, FL 32034

42-3N-27-0000-0003-0000

[illegible]