

PT OF LOTS 28 & 34
IN OR 1639/181 (EX ESMT IN
OR 1033/1478)

HEDGECOCK MARTHA JANE
87618 ROSES BLUFF RD
YULEE, FL 32097

2024

42-3N-28-5080-0028-0020



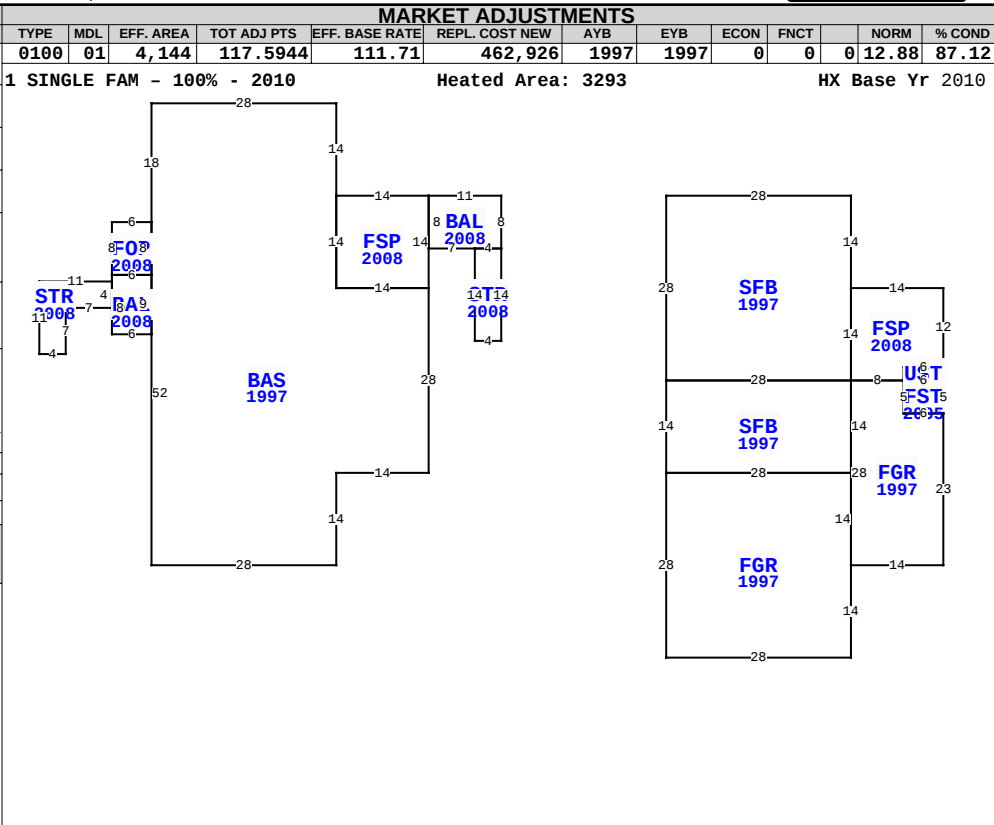
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	SUBAREA MARKET VALUE
BAL	54	15	8	779
BAL	88	15	13	1,265
BAS	2,352	100	2,352	228,901
FGR	362	55	199	19,367
FGR	784	55	431	41,946
FOP	48	30	14	1,363
FSP	184	40	74	7,202
FSP	196	40	78	7,591
FST	30	55	16	1,557
SFB	392	80	314	30,559
TOTALS	5,414		4,144	403,301

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	0	573.00	SF 5.20
2	0410	ELEVATOR	0	100	0	0	0	1.00	UT 25,000.00
3	0810	CONCRETE A	0	100	0	0	0	359.00	SF 6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	1.11
2	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	1.00



** This building has 14 Sub-Areas

87618 ROSES BLUFF RD, YULEE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/20/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,144	117.5944	111.71	462,926	1997	1997	0	0	0 12.88	87.12

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,667
TOTAL MARKET OB/XF VALUE		29,275
TOTAL LAND VALUE - MARKET		151,920
TOTAL MARKET VALUE		623,862
SOH/AGL Deduction		307,957
ASSESSED VALUE		315,905
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,905
TOTAL JUST VALUE		623,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22307	ADDITION	79,200	02/01/2009
R11767	REPAIR/RRF	8,000	02/01/2009
9905974	GARAGE	21,600	04/01/1999
9905698A	XFOB	3,888	01/01/1999
952438	NEW CONSTR	125,636	02/05/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1639/0181	9/10/2009	QC U	I	11		100
GRANTOR: LIGHTSEY FRANKLIN DAN						
GRANTEE: HEDGECOCK MARTHA JA						
1591/1025	10/31/2008	WD Q	I			340,000
GRANTOR: LIGHTSEY FRANKLIN D &						
GRANTEE: HEDGECOCK MARTHA JA						

BUILDING NOTES

BUILDING DIMENSIONS
BAL=[YR=2008] W11 FSP=[YR=2008] W14 BAS=[YR=1997] N14 W28 S18
FOP=[YR=2008] W6 S8 BAL=[YR=2008] S1 STR=[YR=2008] W11 S11 E4
N7 E7 N4\$ S8 E6 N9 W6\$ E6 N8\$ S52 E28 N14 E14 N28 W14 N14\$
S14 E14 N14\$ S8 E7 STR=[YR=2008] S14 E4 N14 W4\$ E4 N8\$
PTR=E25 SFB=[YR=1997] E28 S14 FSP=[YR=2008] E14 S12
UST=[YR=2005] S2 FST=[YR=2005] S5 FGR=[YR=1997] S23 W14
FGR=[YR=1997] S14 W28 N28 SFB=[YR=1997] N14 E28 S14 W28\$ E28
S14\$ N28 E8 S5 E6\$ W6 N5 E6\$ W6 N2 E6\$ W6 S2 W8 N14\$ S14 W28
N28\$ W25 \$.

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