

PT OF LOT 28
IN OR 2272/968
THIGPEN SURVEY DBK 39/356

DOODLEBUG FAMILY TRUST/GRAVELY MCDIARMID M TRUSTEE
87622 ROSES BLUFF RD
YULEE, FL 32097

2024

42-3N-28-5080-0028-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.	1. 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
BAS	2,960	100	2,960	332,121
FGR	1,152	55	634	71,137
FOP	110	30	33	3,703
FOP	176	30	53	5,947
UAT	1,066	10	107	12,006

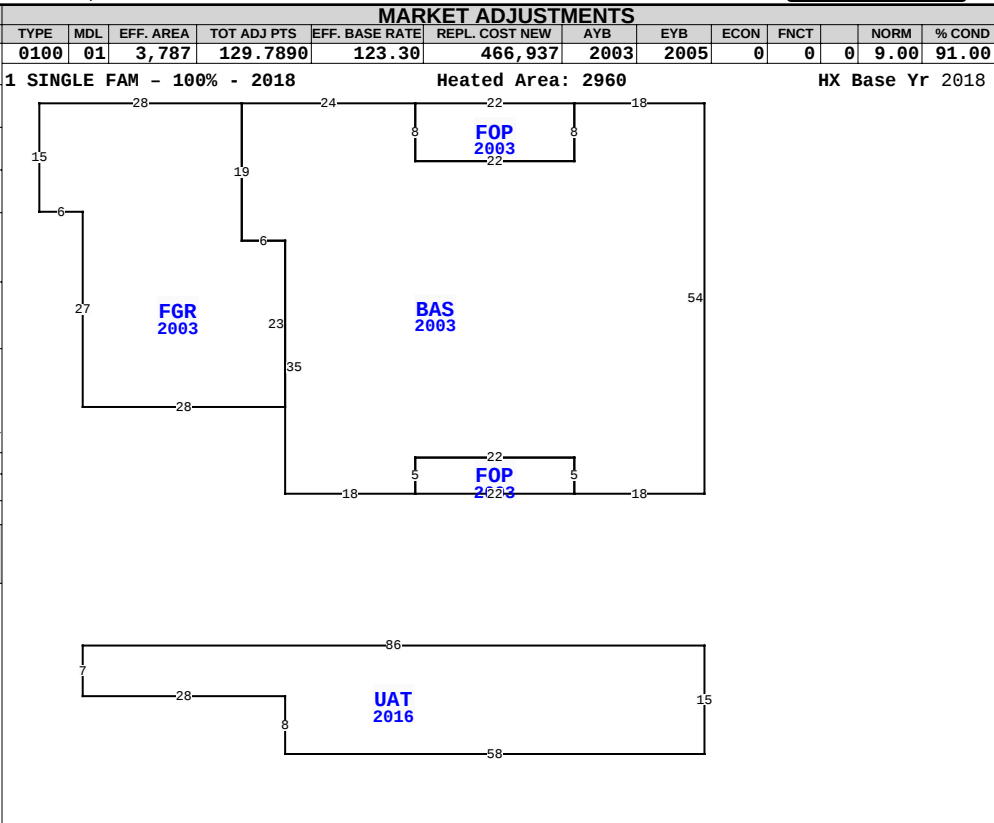
TOTALS 5,464 3,787 424,913

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	0812	CONCRETE C	0	100	0	0	978.00	SF	4.00	4.00	100	2004	2004	3	84	3,286	
2	0861	POOL GUNIT	0	100	0	0	414.00	SF	85.00	85.00	100	2017	2017	3	84	29,560	
3	0855	CONC PAVER	0	100	0	0	906.00	SF	10.00	10.00	100	2017	2017	3	97	8,788	
4	0911	SCRN RM A	0	100	55	24	1,320.00	SF	17.50	17.50	100	2017	2017	3	78	18,018	

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	80,000.00	80,000.00	80,000							



87622 ROSES BLUFF RD, YULEE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
978.00	SF	4.00	4.00	100	2004	2004	3	84	3,286	
414.00	SF	85.00	85.00	100	2017	2017	3	84	29,560	
906.00	SF	10.00	10.00	100	2017	2017	3	97	8,788	
1,320.00	SF	17.50	17.50	100	2017	2017	3	78	18,018	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		424,913	
TOTAL MARKET OB/XF VALUE		59,652	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		564,565	
SOH/AGL Deduction		205,832	
ASSESSED VALUE		358,733	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		308,733	
TOTAL JUST VALUE		564,565	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		547,576	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003424	H/AC	0	05/01/2020
B1705541	SCRN ENCLSRE	29,766	09/01/2017
B1704803	SWIM POOL	48,400	08/01/2017
E14538	ELEC OTHER	3,000	03/01/2005
M09437	MECH OTHER	0	03/01/2005
P09169	OTHER	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/0968	5/02/2019	WD	U	I	11	100

GRANTOR: DOODLEBUG MCDIARMID M &
GRANTEE: DOODLEBUG FAMILY TR
2110/1037 3/30/2017 WD Q I 01 292,600
GRANTOR: MYER JEREMY & JENNIFE
GRANTEE: GRAVELY MCDIARMID M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FOP=[YR=2003] W22 S8 E22 N8 \$ S8 W22 N8
W24 FGR=[YR=2003] W28 S15 E6 S27 E28 N23 W6 N19 \$ S19 E6 S35
E18 FOP=[YR=2003] E22 N5 W22 S5 \$ N5 E22 S5 E18 N54 \$ PTR=
S75 UAT=[YR=2016] S15 W58 N8 W28 N7 E86 \$ N75\$.