PT OF LOT 31 (S-9)
IN OR 2571/1196
THIGPEN SURVEY DB 39/356

GRELLER MICHAEL A JR & JANET ROSE
396 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2024

42-3N-28-5080-0031-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

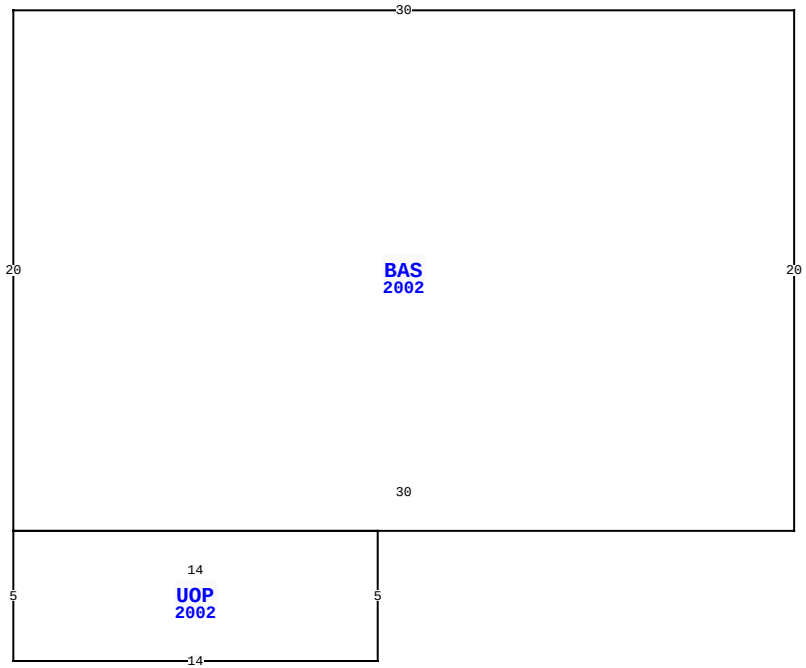
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	61,349
UOP	70	20	14	1,432
TOTALS	670		614	62,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	614	121.2750	115.21	70,739	1960	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 2023 Heated Area: 600 HX Base Yr



87697 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	62,781
TOTAL MARKET OB/XF VALUE	1,803
TOTAL LAND VALUE - MARKET	79,200
TOTAL MARKET VALUE	143,784
SOH/AGL Deduction	0
ASSESSED VALUE	143,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,784
TOTAL JUST VALUE	143,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/1196	6/17/2022	WD	Q	I	02	187,000
GRANTOR: HOOKE CARMAN A						
GRANTEE: GRELLER MICHAEL A J						
1069/1740	7/22/2002	WD	Q	I		22,500
GRANTOR: SMALL JESSIE MAE & ES						
GRANTEE: HOOKE THOMAS P & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S20 UOP=[YR=2002] S5 E14 N5 W14$ E30 N20$.

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	0510	GARAGE WD-	0	0	28	16	448.00	SF	17.50	17.50	100	1995	1995	3	23	1,803	

LAND DESCRIPTION

TOTAL OB/XF 1,803

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	000115	C	SFR ACRES	0		RSF-1	0.00	0.00	0.66	AC		1.00	1.00	1.50	80,000.00	120,000.00	79,200							

REVIEW DATE 10/30/2019 BY KW Total Acres: 0.66 Total Land Value: 79,200 Market: 0 Agricultural: 0 Common: 79,200 PRINTED 08/06/2024 BY SYS