PT OF LOT 31 THIGPEN SURV
A/K/A TRACT 15 W OF
CHESTER LOFTON RD

HRABAL TERRI L/ROGERO GAGE
87705 ROSES BLUFF ROAD
YULEE, FL 32097

2024

43-3N-28-5110-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

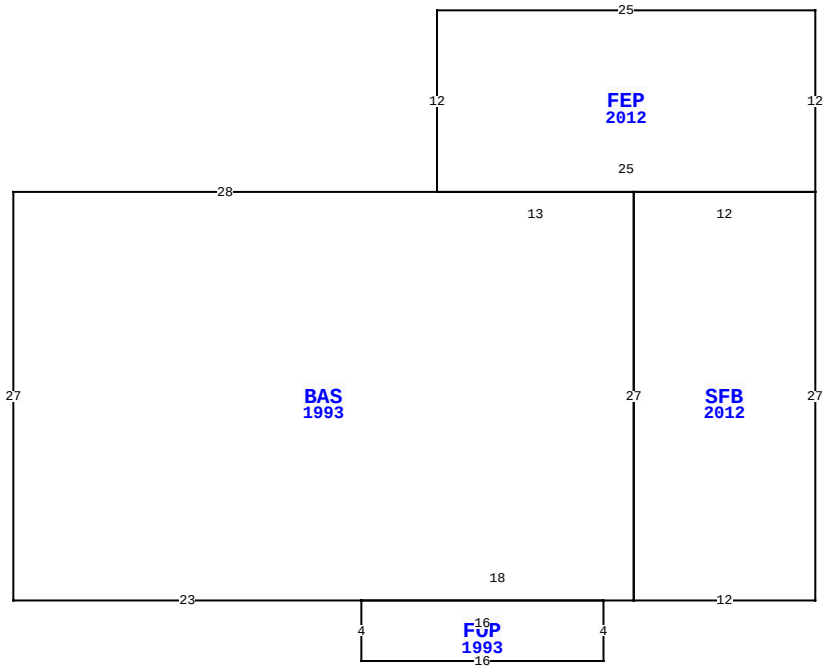
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,107	100	1,107	106,771
FEP	300	80	240	23,148
FOP	64	30	19	1,833
SFB	324	80	259	24,981
TOTALS	1,795		1,625	156,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,625	136.0986	129.29	210,096	1973	1990	0	0	0	25.40	74.60

1 SINGLE FAM – 100% - 1997 Heated Area: 1366 HX Base Yr 1997



87705 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		156,732
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		82,400
TOTAL MARKET VALUE		241,162
SOH/AGL Deduction		148,269
ASSESSED VALUE		92,893
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		37,893
TOTAL JUST VALUE		241,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2009072	REPAIR/RRF	8,975	10/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2591/0144	8/16/2022	QC	U	I	11	47,500
GRANTOR: HRABAL TERRI L						
GRANTEE: HRABAL TERRI & GAGE						
0825/1401	3/11/1998	QC	U	I	06	30,100
GRANTOR: HRABAL JAMES W						
GRANTEE: HRABAL JAMES & TERR						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2012] W25 S12 BAS=[YR=1993] W28 S27 E23 FOP=[YR=1993] S4E16 N4 W16$ E18 SFB=[YR=2012] E12 N27 W12 S27$ N27 W13$ E25 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	100		RSF-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	80,000.00	80,000.00	82,400							

REVIEW DATE 11/01/2019 BY KWA Total Acres: 1.03 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 08/06/2024 BY SYS