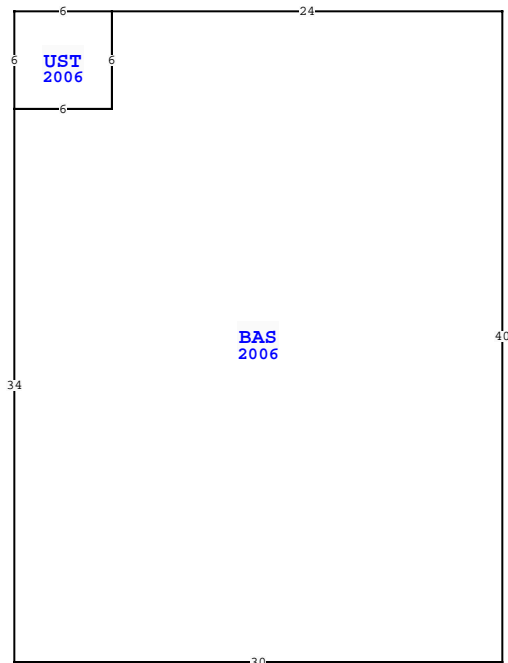




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	05	STEEL	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	YEAR
BAS	1,164	100	2006
UST	36	45	2006
TOTALS	1,200		
			1,180
			19,691

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1													
1 GARAGE RES - 0% - 0 Heated Area: 1164 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			190,830
TOTAL MARKET OB/XF VALUE			59,246
TOTAL LAND VALUE - MARKET			98,388
TOTAL MARKET VALUE			348,464
SOH/AGL Deduction			61,133
ASSESSED VALUE			287,331
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,331
TOTAL JUST VALUE			348,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909587	ELEC OTHER	7,245	11/21/2019
E18979	ELEC OTHER	1,000	04/01/2007
B19473	ADDITION	1,900	02/01/2007
B19474	ADDITION	7,920	02/01/2007
R10109	REPAIR/RRF	2,000	02/01/2007
M12173	MECH OTHER	0	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1398	6/14/2024	QC	U	I	11	100

GRANTOR: CRAIG TRACY KNIGHT
GRANTEE: CRAIG TRACY KNIGHT

1425/1439	7/05/2006	QC	Q	I	01	100
GRANTOR: WARNER WILLIAM L JR GRANTEE: CRAIG TRACY KNIGHT						

EXTRA FEATURES														87600 ROSES BLUFF RD, YULEE			
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	0	0	0	11,092.00	SF	4.00	4.00	100	2006	2006	3	86	38,156	
2	1126	CB/STC 8"	0	0	0	0	432.00	SF	8.00	8.00	100	2006	2006	3	86	2,972	
3	0920	CWALL-WD/M	0	0	0	0	166.00	LF	390.00	390.00	100	2006	2006	3	24	15,538	
4	0351	CARPORT MT	0	0	25	12	300.00	SF	10.00	10.00	100	2020	2020	3	86	2,580	
TOTAL OB/XF 59,246																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W24 UST=[YR=2006] W6 S6 E6 N6\$ S6 W6 S34 E30 N40\$.	

LAND DESCRIPTION														TOTAL OB/XF 59,246										
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	000134	C	RES POND	0		OR	0.00	0.00	4.63	AC		1.00	1.00	0.25	85,000.00	21,250.00	98,388							



ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	31		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	70	
Interior Floor	14		CARPET	30	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			1	100	
Frame	02		WOOD FRAME	100	
Stories	1.		1.	100	
Units			0	100	
Occupancy	00		NONE	100	
Quality	02		Quality Level 02		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM			MKT AREA	04	
NEIGHBORHOOD/LOC	4031.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2007	988	142,688
FDG	240	60	2007	144	20,797
FOP	28	30	2007	8	1,156
FSP	112	40	2007	45	6,499
TOTALS	1,368			1,185	171,139

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,185	118.9267	156.98	186,021	2007	2007	0	0	8.00	92.00
2 SNGL FAM - 0% - 0											
Heated Area: 988											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			190,830
TOTAL MARKET OB/XF VALUE			59,246
TOTAL LAND VALUE - MARKET			98,388
TOTAL MARKET VALUE			348,464
SOH/AGL Deduction			61,133
ASSESSED VALUE			287,331
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			287,331
TOTAL JUST VALUE			348,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17903	ELEC OTHER	5,100	08/01/2006
P11489	OTHER	0	08/01/2006
P0611187	OTHER	0	06/01/2006
C17828	CO ISSUED	0	05/01/2006
R09340	REPAIR/RRF	1,000	05/01/2006
B17828	NEW CONSTR	65,944	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1398	6/14/2024	QC	U	I	11	100
GRANTOR: CRAIG TRACY KNIGHT						
GRANTEE: CRAIG TRACY KNIGHT						
1425/1439	7/05/2006	QC	Q	I	01	100
GRANTOR: WARNER WILLIAM L JR						
GRANTEE: CRAIG TRACY KNIGHT						

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
87600 ROSES BLUFF RD, YULEE																
										BLD DATE		LGL DATE		04/11/2025	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2007] W1 FSP=[YR=2007] N12 W11 S10 E10 S2 E1\$ W1 N2 W36 S27 E23 FOP=[YR=2007] S4 E7 N4 W7\$ E13 N17 E2 N8\$ PTR=W58 FDG=[YR=2007] W12 S20 E12 N20\$ E58\$.																

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
TOTAL OB/XF 0																								