BLOCK 1 LOT 6
IN OR 1731/1668
ANGELO'S SUBDIVISION PB5/215

LANIER DARRELL S & RENE L
87574 ROSES BLUFF ROAD
YULEE, FL 32097

2025

37-3N-27-0050-0001-0060

BUILDING CHARACTERISTICS

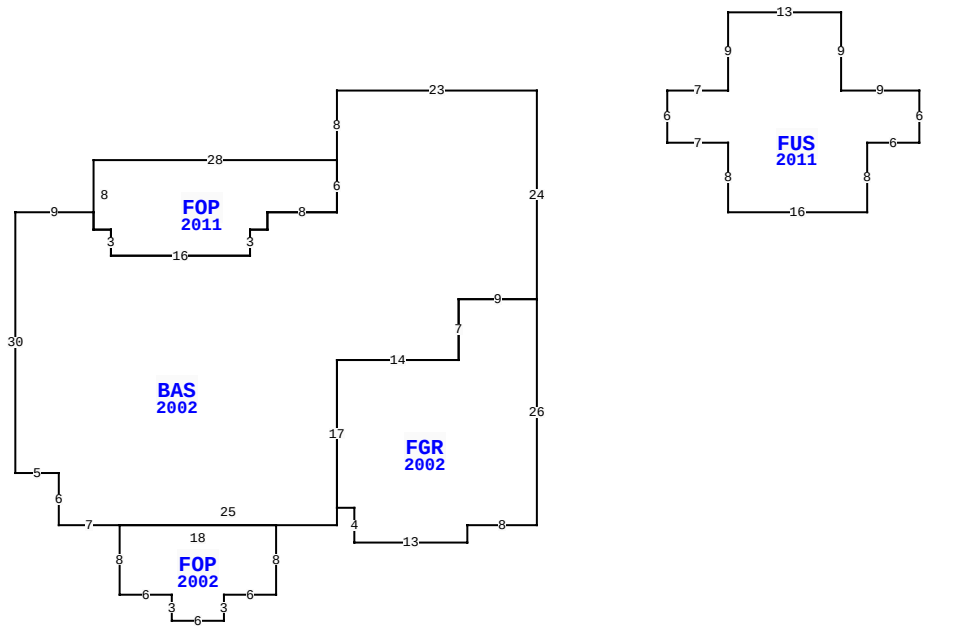
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,864	100	2002	1,864	219,298
FGR	522	55	2002	287	33,765
FOP	162	30	2002	49	5,765
FOP	256	30	2011	77	9,059
FUS	419	100	2011	419	49,295
TOTALS	3,223			2,696	317,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	99.8640	131.82	355,387	2002	2002	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2012 Heated Area: 2283 HX Base Yr 2012



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

87574 ROSES BLUFF RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		317,183
TOTAL MARKET OB/XF VALUE		35,051
TOTAL LAND VALUE - MARKET		88,400
TOTAL MARKET VALUE		440,634
SOH/AGL Deduction		213,936
ASSESSED VALUE		226,698
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		175,976
TOTAL JUST VALUE		440,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413981	SWIM POOL	28,000	11/30/2004
E0209313	E004	3,500	03/03/2002
B029410	NEW CONSTR	125,000	03/01/2002
R023934	REPAIR/RRF	6,175	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1731/1668	3/25/2011	WD	Q	I	01	255,000
GRANTOR: BENGE STEPHEN P & APR						
GRANTEE: LANIER DARRELL S &						
1015/1934	10/25/2001	WD	U	I	13	36,500
GRANTOR: GIBSON STEPHEN M						
GRANTEE: BENGE STEPHEN & APR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S8 FOP=[YR=2011] W28 S8 E2 S3 E16 N3 E2 N2 E8 N6$ S6 W8 S2 W2 S3 W16 N3 W2 N2 W9 S30 E5 S6 E7 FOP=[YR=2002] S8 E6 S3 E6 N3 E6 N8 W18 $ E25N2 FGR=[YR=2002] E2 S4 E13 N2 E8 N26 W9 S7 W14 S17 $ N17 E14 N7 E9 N24 $ PTR= E15 FUS=[YR=2011] E7 N9 E13 S9 E9 S6 W6S8 W16 N8 W7 N6 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	993.00	SF	6.50	6.50	100	2002	2002	3	80	5,164	
2	1126	CB/STC 8"	0	100	0	0	510.00	SF	8.00	8.00	100	2002	2002	3	80	3,264	
3	0464	FNC GT 10'	0	100	0	0	1.00	UT	350.00	350.00	100	2002	2002	3	55	193	
4	0845	KOOL DECK	0	100	0	0	576.00	SF	7.25	7.25	100	2004	2004	3	83	3,466	
5	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2004	2004	3	32	12,240	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2004	2004	3	61	703	
7	0462	ST/AL FNC	0	100	0	0	465.00	SF	10.00	10.00	100	2004	2004	3	32	1,488	
8	0811	CONCRETE B	0	100	0	0	1,977.00	SF	5.20	5.20	100	2004	2004	3	83	8,533	

LAND DESCRIPTION

TOTAL OB/XF 35,051

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	000134	C	RES POND	100		OR	0.00	0.00	1.04	AC		1.00	1.00	1.00	85,000.00	85,000.00	88,400							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 1.04 Total Land Value: 88,400 Market: 0 Agricultural: 0 Common: 88,400 PRINTED 07/30/2025 BY SYS