

BLOCK 1 LOT 8
IN OR 1847/819
ANGELO'S SUB PB 5/215

QUINTANILLA ALDO & ESTHER
87566 ROSES BLUFF RD
YULEE, FL 32097-4997

2025

37-3N-27-0050-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	89,863
FCP	240	25	1993	60	5,991
FCP	1,065	25	1993	266	26,560
FGR	945	55	2005	520	51,921
FOP	450	30	1993	135	13,480
FOP	176	30	2005	53	5,292
FUS	3,600	100	1993	3,600	359,453
STR	116	10	2012	12	1,198

TOTALS	7,492			5,546	553,757
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0803	ASPHALT C	0	100	0	0	3,645.00	SF	2.00	2.00	
2	0861	POOL GUNIT	0	100	0	0	616.00	SF	85.00	85.00	
3	0811	CONCRETE B	0	100	0	0	1,172.00	SF	5.20	5.20	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
5	0825	BRICK	0	100	0	0	228.00	SF	12.50	12.50	
6	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	
7	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.58	AC	

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,546	119.6525	119.65	663,579	1990	1990		0	0	16.55
1 SINGLE FAM - 100% - 2015											
Heated Area: 4500											
HX Base Yr 2015											

BLD DATE	12/18/2012	KK	LGL DATE	
XF DATE			LAND DATE	04/11/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF											
31,277											

TOTAL OB/XF											
31,277											

Market:	0
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Agricultural:	0
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Common:	134,300
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		553,757	
TOTAL MARKET OB/XF VALUE		31,277	
TOTAL LAND VALUE - MARKET		134,300	
TOTAL MARKET VALUE		719,334	
SOH/AGL Deduction		330,868	
ASSESSED VALUE		388,466	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		337,744	
TOTAL JUST VALUE		719,334	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		688,666	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313458	REPAIR/RRF	11,988	05/01/2013
B0516676	SWIM POOL	27,950	01/01/2005
8446	REMODEL	39,000	10/14/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1847/0819	3/14/2013	WD	Q	I	02
GRANTOR: THE BANK OF NEW YORK					
GRANTEE: QUINTANILLA ALDO &					
1777/0772	1/04/2012	WD	U	I	12
GRANTOR: HODGE SIMPSON C & SAN					
GRANTEE: THE BANK OF NEW YOR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2005] W34 FCP=[YR=1993] W26 S60 E15 FOP=[YR=1993] E30 FCP=[YR=1993] E15 N16 W15 BAS=[YR=1993] N29 W30 S30 E30N1 \$ S16 \$ N15 W30 S15 \$ N45 E11 N15 \$ S15 E19 S29 E15 N44 \$ PTR=E15 FUS=[YR=1993] E3 STR=[YR=2012] N4 E12 N13 E4 S9 FOP=[YR=2005] E22 S8 W22 N8\$ S8 W16 \$ E57 S60 W60 N60\$ W15\$.					

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