LOT 43
IN OR 1668/570
BELLS RIVER ESTATE #1 PB 7/90

ZYLINSKI STACEY Y
87567 ROSES BLUFF ROAD
YULEE, FL 32097

2025

37-3N-27-0134-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

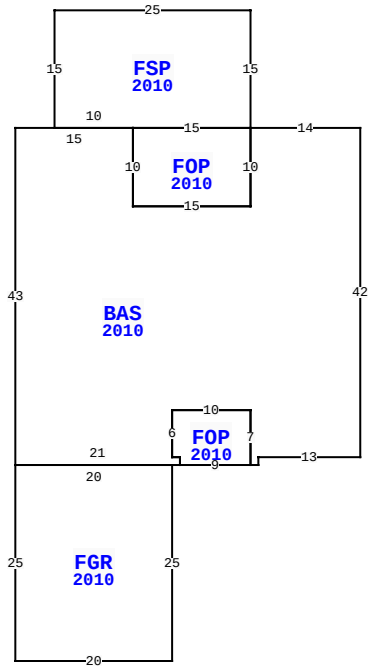
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100	2010	1,660	182,372
FGR	500	55	2010	275	30,213
FOP	69	30	2010	21	2,308
FOP	150	30	2010	45	4,944
FSP	375	40	2010	150	16,479
TOTALS	2,754			2,151	236,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,151	117.5020	117.50	252,742	2010	2010	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1660 HX Base Yr 2011



87567 ROSES BLUFF RD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,314
TOTAL MARKET OB/XF VALUE		4,610
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		305,924
SOH/AGL Deduction		140,966
ASSESSED VALUE		164,958
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,236
TOTAL JUST VALUE		305,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23196	CO ISSUED	0	03/11/2010
E22379	ELEC OTHER	0	01/01/2010
M15041	MECH OTHER	0	01/01/2010
P14092	OTHER	0	01/01/2010
B23196	NEW CONSTR	235,402	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1668/0570	3/22/2010	WD	Q	I	01	167,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: ZYLINSKI STACEY Y						
1656/0462	12/28/2009	WD	U	V	30	28,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: PERFECT FIT BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W14 FSP=[YR=2010] N15 W25 S15 E10
FOP=[YR=2010] S10 E15 N10 W15$ E15$ S10 W15 N10 W15 S43
FGR=[YR=2010] S25 E20 N25 W20$ E21 FOP=[YR=2010] E9 N7 W10 S6
E1 S1$ N1 W1 N6 E10 S7 E1 N1 E13 N42$.

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	0811	CONCRETE B	0	100	0	0	985.00	SF	5.20	5.20	100	2010	2010	3	90	4,610	

LAND DESCRIPTION

TOTAL OB/XF 4,610

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	000100	C	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/16/2020 BY NWA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS