PT OF LOT 4
IN OR 2434/1917
EX OR 355 PG 462

TREMBLAY KATHRYN A
87509 ROSES BLUFF RD
YULEE, FL 32097

2025

37-3N-27-4680-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	27	PREFIN MTL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

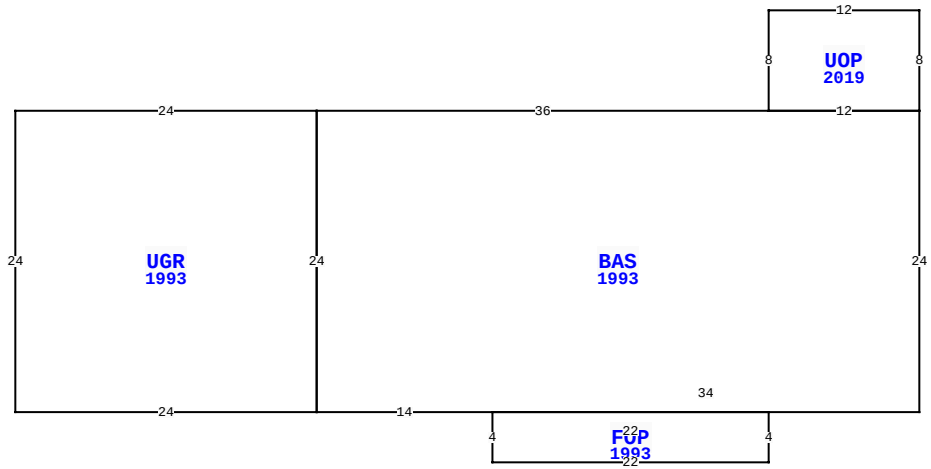
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	108,226
FOP	88	30	1993	26	2,443
UGR	576	45	1993	259	24,332
UOP	96	20	2019	19	1,785
TOTALS	1,912			1,456	136,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,456	113.5260	113.53	165,300	1982	1985	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1152 HX Base Yr 2021



87509 ROSES BLUFF RD, YULEE

BLD DATE	02/23/2015 KK	LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		136,786
TOTAL MARKET OB/XF VALUE		944
TOTAL LAND VALUE - MARKET		158,950
TOTAL MARKET VALUE		296,680
SOH/AGL Deduction		98,890
ASSESSED VALUE		197,790
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,068
TOTAL JUST VALUE		296,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20836	REMODEL	2,314	12/01/2007
3785	N/A	6,125	12/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2434/1917	12/30/2020	WD	U	I	30	200,000
GRANTOR: TREMBLAY PHILIP W						
GRANTEE: TREMBLAY KATHRYN A						
2185/0688	3/21/2018	QC	U	I	11	100
GRANTOR: TREMBLAY RODERICK						
GRANTEE: TREMBLAY PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] N8 W12 S8 BAS=[YR=1993] W36 UGR=[YR=1993] W24 S24 E24 N24$ S24 E14 FOP=[YR=1993] S4 E22 N4 W22$ E34 N24 W12$ E12$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1979	1979	3	20	864	
2	0810	CONCRETE A	0	100	0	0	30.00	SF	3.90	3.90	100	1995	1995	3	68	80	

LAND DESCRIPTION

TOTAL OB/XF 944

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	OR	0.00	0.00	3.40	AC		1.00	1.00	0.55	85,000.00	46,750.00	158,950							

REVIEW DATE 05/06/2020 BY NWA Total Acres: 3.40 Total Land Value: 158,950 Market: 0 Agricultural: 0 Common: 158,950 PRINTED 07/30/2025 BY SYS