

LOUM PHYLLIS ANN
87517 ROSES BLUFF ROAD
YULEE, FL 32097

37-3N-27-4680-0004-0040

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	12 CEDAR 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
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	1,680	100	1993	1,680	154,291
UCP	322	20	1993	64	5,878
UOP	200	20	1993	40	3,674
UST	60	45	1993	27	2,480
TOTALS	2,262			1,811	166,322

CONSTRUCTION

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,811	112.0000	112.00	202,832	1988	1988	0	0	18.00	82.00

1 SINGLE FAM - 100% - 0
Heated Area: 1680
HX Base Yr

BAS 1993

UST 1993

UCP 1993

UOP 1993

MARKET ADJUSTMENTS

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/11/2025 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					166,322				
TOTAL MARKET OB/XF VALUE					800				
TOTAL LAND VALUE - MARKET					165,750				
TOTAL MARKET VALUE					332,872				
SOH/AGL Deduction					184,196				
ASSESSED VALUE					148,676				
TOTAL EXEMPTION VALUE					148,676				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					332,872				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					315,801				

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1111/0091	1/31/2003	WD	U	I	07	100

GRANTOR: LOUM PHYLLIS ANN &
GRANTEE: LOWM PHYLLIS & ELIZ
1075/1049 8/16/2002 WD Q I 01 100
GRANTOR: LOUM PHYLLIS A
GRANTEE: LOUM PHYLLIS & ELIZ

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W2 UST=[YR=1993] N5 W12 BAS=[YR=1993] W60 S28 E17 UOP=[YR=1993] S10 E20 N10 W20\$E43 N28 \$ S5 E12 \$ W12 S23 E14 N23 \$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	3.00	AC		1.00	1.00	0.65	85,000.00	55,250.00	165,750							

TOTAL OB/XF

800

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 3.00

Total Land Value: 165,750

Market: 0

Agricultural: 0

Common: 165,750

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