PT OF LOT 4 IN OR 2469/27
(EX ESMT IN OR 527/163 &
EX PT IN OR 370/605 & EX R/W

FERGUSON RYAN
87505 ROSES BLUFF RD
YULEE, FL 32097

2025

37-3N-27-4680-0004-0090

BUILDING CHARACTERISTICS

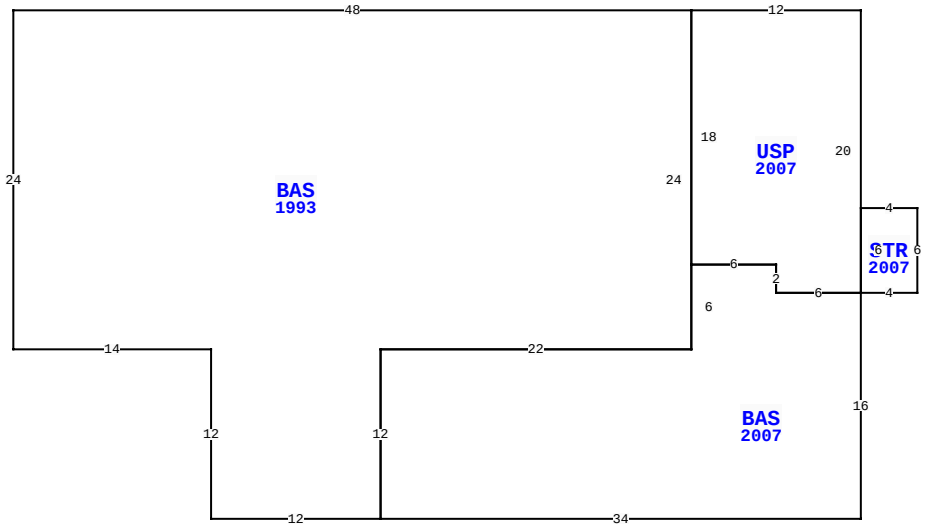
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,296	100	1993	1,296	35,085
BAS	468	100	2007	468	12,670
STR	24	10	2007	2	54
USP	228	50	2007	114	3,086
TOTALS	2,016			1,880	50,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,880	112.8000	90.24	169,651	1979	1979	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1764 HX Base Yr 2022



87505 ROSES BLUFF RD, YULEE

BLD DATE	01/30/2009	KK	LGL DATE		
XF DATE	11/07/2007	JM	LAND DATE	04/11/2025	MLU
INC DATE			AG DATE		

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	20	12	240.00	SF	30.00	30.00	100	1975	1975	3	20	1,440	
2	0510	GARAGE WD-	0	100	20	12	240.00	SF	26.95	26.95	100	1988	1988	3	20	1,294	
3	0681	POLE SHED	0	100	20	12	200.00	SF	15.00	15.00	100	1989	1989	3	20	600	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1979	1979	3	100	6,000	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		50,895
TOTAL MARKET OB/XF VALUE		11,574
TOTAL LAND VALUE - MARKET		114,920
TOTAL MARKET VALUE		177,389
SOH/AGL Deduction		47,340
ASSESSED VALUE		130,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,327
TOTAL JUST VALUE		177,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013385	REPAIR/RRF	0	07/01/2001
6260	XFOB	1,000	01/31/1990
6260	XFOB	1,000	01/30/1990
6958	MH MOVE-ON	500	10/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2469/0027	6/03/2021	WD	U	I	37	65,000
GRANTOR: HEER GREGORY A						
GRANTEE: FERGUSON RYAN						
2435/1332	10/18/2019	WD	U	I	30	16,500
GRANTOR: HEER HENRY F JR						
GRANTEE: HEER HENRY F JR & G						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2007] W12 BAS=[YR=1993] W48 S24 E14 S12 E12
BAS=[YR=2007] E34 N16 STR=[YR=2007] E4 N6 W4 S6$ W6 N2 W6 S6 W22 S12$ N12 E22 N24$ S18 E6 S2 E6 N20$.

LAND DESCRIPTION

TOTAL OB/XF 11,574

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		OR	0.00	0.00	2.08	AC		1.00	1.00	0.65	85,000.00	55,250.00	114,920							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 2.08 Total Land Value: 114,920 Market: 0 Agricultural: 0 Common: 114,920 PRINTED 07/30/2025 BY SYS