

PORTER TERESA J/JONES LAURA Y ET AL
9164 RIDGE BRIER LANE
JACKSONVILLE, FL 32225

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

05DRYWALL 100

08SHT VINYL 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

0 0 100
0 100

03Quality Level 03

0200MOBILE HOME

MKT AREA04

4031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,62010020081,62095,839

TOTALS1,6201,62095,839

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10680POLE SHED0012560.00SF10.0010.0010020072007344264

20751UOP0000262.00SF10.0010.00100201520153751,965

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES0OR0.000.001.36AC1.001.000.9085,000.0076,500.00104,040

REVIEW DATE05/12/2019BYKBA

Total Acres: 1.36Total Land Value: 104,040Market: 0Agricultural: 0Common: 104,040

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MARKET CHARACTERISTICS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,620116.000098.60159,7322008200800040.0060.00

1 M/H 94+ - 0% - 2024Heated Area: 1620HX Base Yr

BAS2008

BLD DATE05/28/2008KKLGL DATE04/11/2025MLUXF DATEINC DATELAND DATEAG DATE

87589 ROSES BLUFF RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE95,839

TOTAL MARKET OB/XF VALUE2,229

TOTAL LAND VALUE - MARKET104,040

TOTAL MARKET VALUE202,108

SOH/AGL Deduction0

ASSESSED VALUE202,108

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE202,108

TOTAL JUST VALUE202,108

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE187,635

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2620/13412/08/2023WDUII11100

GRANTOR: WILSON LAURA B

GRANTEE: PORTER TERESA J & L

2608/078212/12/2022WDUII11100

GRANTOR: WILSON CLAVIN A SR

GRANTEE: WILSON LAURA B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E60 N27\$.