PT OF LOTS 30 & 31
IN OR 2783/601
HAVEN FOREST S/D OR 110/537

STEPHENS DEREMA ANN L/E/
87475 ROSES BLUFF ROAD
YULEE, FL 32097

2025

38-3N-27-4690-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

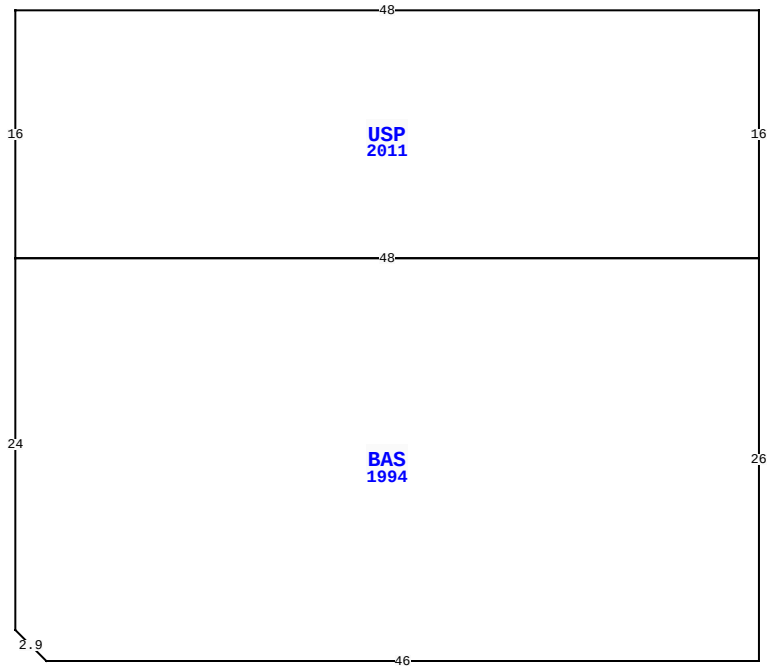
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,246	100	1994	1,246	39,272
USP	768	50	2011	384	12,103
TOTALS	2,014			1,630	51,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,630	123.6000	105.06	171,248	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1995 Heated Area: 1246 HX Base Yr 1995



87475 ROSES BLUFF RD, YULEE

BLD DATE		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	51,374
TOTAL MARKET OB/XF VALUE	12,670
TOTAL LAND VALUE - MARKET	96,900
TOTAL MARKET VALUE	160,944
SOH/AGL Deduction	82,159
ASSESSED VALUE	78,785
TOTAL EXEMPTION VALUE	HX HB WX SL 78,785
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	160,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94-01287	GARAGE	42,240	09/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/601	4/22/2025	LE	U	I	11	100
GRANTOR: STEPHENS DEREMA D						
GRANTEE: JOHNS GEORGE W JR						
2495/0749	8/27/2021	QC	U	I	11	100
GRANTOR: STEPHENS DEREMA ANN						
GRANTEE: STEPHENS DEREMA D						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2011] W48 S16 BAS=[YR=1994] S24 D2 R2 E46 N26 W48$ E48 N16$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
2	1242	WD DECK A	0	100	0	0	804.00	SF	10.00	10.00	100	1995	1995	3	20	1,608	
3	0810	CONCRETE A	0	100	16	9	171.00	SF	6.50	6.50	100	1990	1990	3	57	634	
4	0510	GARAGE WD-	0	100	24	30	720.00	SF	35.00	35.00	100	1994	1994	3	20	5,040	
5	0810	CONCRETE A	0	100	24	14	336.00	SF	6.50	6.50	100	1990	1990	3	57	1,245	
6	0681	POLE SHED	0	100	15	30	450.00	SF	15.00	15.00	100	1996	1996	3	23	1,553	

LAND DESCRIPTION

TOTAL OB/XF 12,670

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	1.14	AC		1.00	1.00	1.00	85,000.00	85,000.00	96,900							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.14 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 07/30/2025 BY SYS