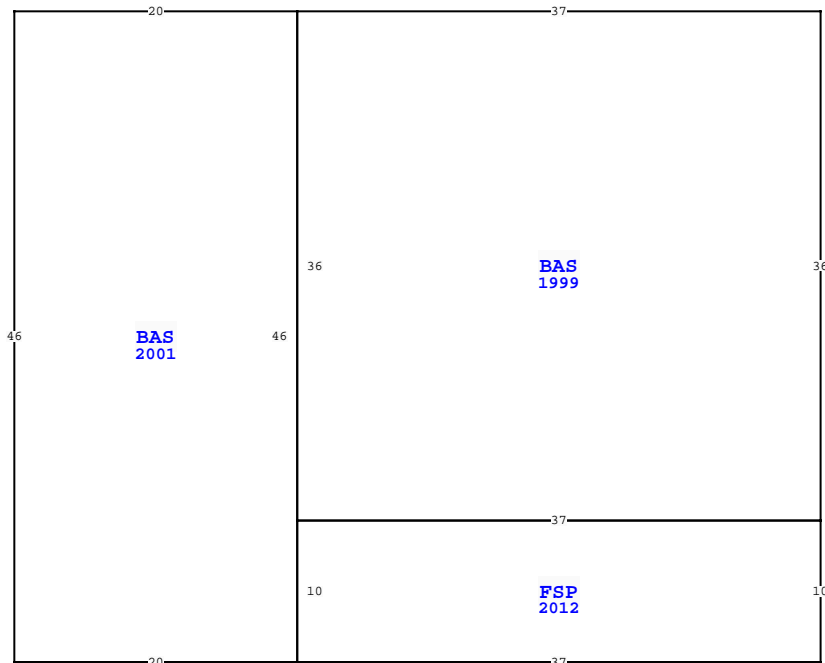




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	13	LVT/LAMNT	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
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
BAS	1,332	100	1999
BAS	920	100	2001
FSP	370	40	2012
TOTALS	2,622		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2005	107.20	257,280	1999	2000	0	0	11.50	88.50
Heated Area: 2252 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			227,693
TOTAL MARKET OB/XF VALUE			8,397
TOTAL LAND VALUE - MARKET			148,750
TOTAL MARKET VALUE			384,840
SOH/AGL Deduction			185,153
ASSESSED VALUE			199,687
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			148,965
TOTAL JUST VALUE			384,840
NCON VALUE			5,160
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007212	REPAIR/RRF	4,200	08/09/2017
M015129	H/AC	0	06/01/2001
B0108110	ADDITION	38,640	03/01/2001
B9906194	NEW CONSTR	57,852	06/01/1999
P993506	NEW CONSTR	0	06/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0905	9/23/2004	WD Q	Q	I		219,000
GRANTOR: STEPHENS TIMOTHY L &						
GRANTEE: O'ROURKE KARA S & C						
0882/0856	5/11/1999	WD Q	Q	V		23,000
GRANTOR: WALTERS BUFORD E & LO						
GRANTEE: STEPHENS TIMOTHY LE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	8	6	48.00	SF	10.00	10.00	100	1999
2	0681	POLE SHED	0 100	24	10	240.00	SF	15.00	15.00	100	2001
3	0681	POLE SHED	0 100	19	20	380.00	SF	15.00	15.00	100	2001
4	0680	POLE SHED	0 100	16	8	128.00	SF	10.00	10.00	100	2001
5	0680	POLE SHED	0 100	8	8	64.00	SF	10.00	10.00	100	2001
6	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	10.00	100	2025

TOTAL OB/XF											
8,397											
87489 ROSES BLUFF RD, YULEE											
BLD DATE		LGL DATE		04/11/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1999] W37 BAS=[YR=2001] W20 S46 E20 FSP=[YR=2012] E37 N10 W37 S10\$ N46\$ S36 E37 N36\$ .											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		OR	0.00	0.00	1.75	AC	