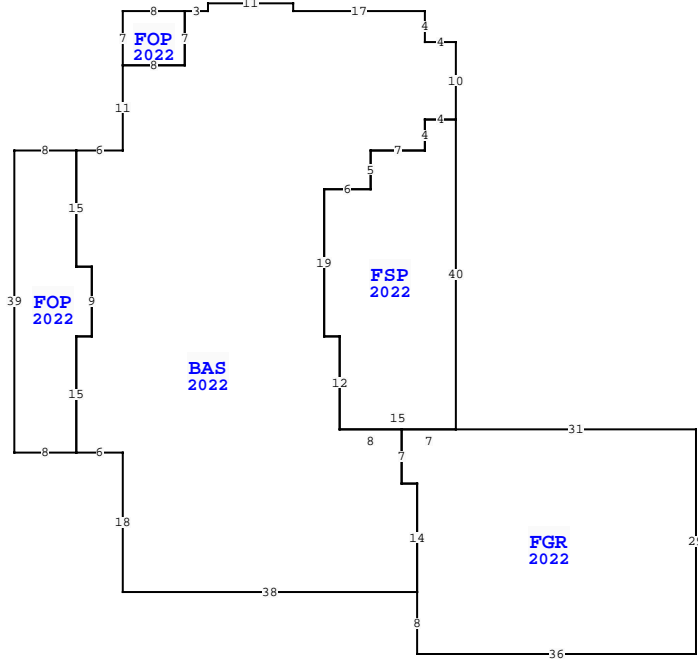




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 80			
Interior Floo	11	CLAY TILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		1 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	2,687	100	2022	2,687	494,930
FGR	1,058	55	2022	582	107,201
FOP	56	30	2022	17	3,131
FOP	330	30	2022	99	18,235
FSP	574	40	2022	230	42,365
TOTALS	4,705			3,615	665,863

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,615	117.1620	185.12	669,209	2022	2022	0	0	0.50	99.50	
1 SFR CUST - 100% - 2025 Heated Area: 2687 HX Base Yr 2025												



NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	692,534		
TOTAL MARKET OB/XF VALUE	79,290		
TOTAL LAND VALUE - MARKET	215,602		
TOTAL MARKET VALUE	987,426		
SOH/AGL Deduction	74,887		
ASSESSED VALUE	912,539		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	861,817		
TOTAL JUST VALUE	987,426		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	945,251		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000702	CO ISSUED	0	01/12/2022
21016083	ADDITION	37,125	11/18/2021
21005608	SWIM POOL	70,000	05/04/2021
20008667	GARAGE	61,824	09/18/2020
B200038	NEW CONSTR	397,478	01/03/2020
1909122	DEMO MH	0	10/31/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2758/953	12/27/2024	WD	Q	I	01	1,185,000
GRANTOR: AARON DANNY L & VALER						
GRANTEE: NETHERY STUART & KA						
2315/0759	10/23/2019	WD	Q	I	01	110,000
GRANTOR: LOMINAC FAMILY TRUST						
GRANTEE: AARON DANNY L & VAL						

EXTRA FEATURES																
L N	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	0911	SCRN RM A	0 100	40	31	1,240.00	SF	17.50	17.50	100	2022	2022	3	93	20,181	
2	0861	POOL GUNIT	0 100	26	14	364.00	SF	85.00	85.00	100	2022	2022	3	95	29,393	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
4	0855	CONC PAVER	0 100	0	0	876.00	SF	10.00	10.00	100	2022	2022	3	99	8,672	
5	0855	CONC PAVER	0 100	0	0	1,656.00	SF	10.00	10.00	100	2022	2022	3	99	16,394	

TOTAL OB/XF													79,290					
87355 ROSES BLUFF RD, YULEE													BLD DATE	08/19/2009	KK	LGL DATE	04/11/2025	MLU
													XF DATE			LAND DATE		
													INC DATE			AG DATE		

BUILDING NOTES												

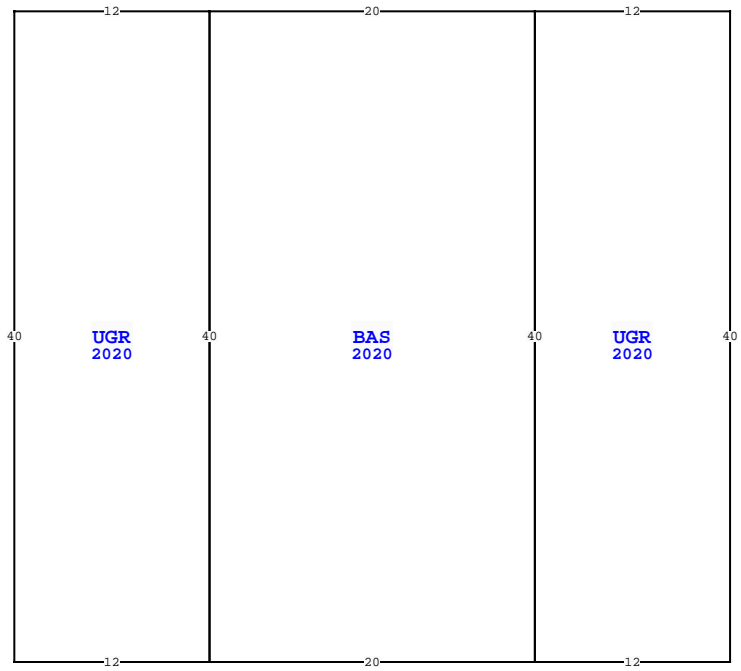
BUILDING DIMENSIONS												
BAS=[YR=2022] W4 N4 W17 N1 W11 S1 W3 FOP=[YR=2022] W8 S7 E8 N7\$ S7 W8 S11 W6 FOP=[YR=2022] W8 S39 E8 N15 E2 N9 W2 N15\$ S15 E2 S9 W2 S15 E6 S18 E38 FGR=[YR=2022] S8 E36 N29 W31 FSP=[YR=2022] N40 W4 S4 W7 S5 W6 S19 E2 S12 E15\$ W7 S7 E2 S14\$ N14 W2 N7 W8 N12 W2 N19 E6 N5 E7 N4 E4 N10\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	2.67	AC		1.00	1.00	0.95	85,000.00	80,750.00	215,602								



BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	25 MOD METAL 100				
Roof Structur	10 STEEL FRME 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	07 NONE 100				
Interior Floor	03 CONC FINSH 100				
Air Condition	01 NONE 100				
Heating Type	01 NONE 100				
Bedrooms	0 100				
Bathrooms	0 100				
Frame	05 STEEL 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality 06 Quality Level 06					
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	800	100	2020	800	17,318
UGR	480	45	2020	216	4,676
UGR	480	45	2020	216	4,676
TOTALS	1,760			1,232	26,671

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2												
2 GARAGE RES - 100% - 2025 Heated Area: 800 HX Base Yr 2025												



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		692,534	
TOTAL MARKET OB/XF VALUE		79,290	
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TOTAL MARKET VALUE		987,426	
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TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		861,817	
TOTAL JUST VALUE		987,426	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		945,251	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: AARON DANNY L & VALER						
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2315/0759	10/23/2019	WD	Q	I	01	110,000
GRANTOR: LOMINAC FAMILY TRUST						
GRANTEE: AARON DANNY L & VAL						

EXTRA FEATURES																
L N	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

TOTAL OB/XF													0	
87355 ROSES BLUFF RD, YULEE														
BLD DATE 08/19/2009 KK													LGL DATE 04/11/2025	MLU
XF DATE													LAND DATE	
INC DATE													AG DATE	

BUILDING NOTES												

BUILDING DIMENSIONS												
UGR=[YR=2020] W12 BAS=[YR=2020] W20 UGR=[YR=2020] W12 S40 E12 N40\$ S40 E20 N40\$ S40 E12 N40\$.												

LAND DESCRIPTION													TOTAL OB/XF													0
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		