PT OF LOT 28
IN OR 2605/1191
THIGPEN SURVEY DB 39/356

BRING YOUR BROKENNESS INC
87616 ROSES BLUFF ROAD
YULEE, FL 32097

2025

42-3N-28-5080-0028-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

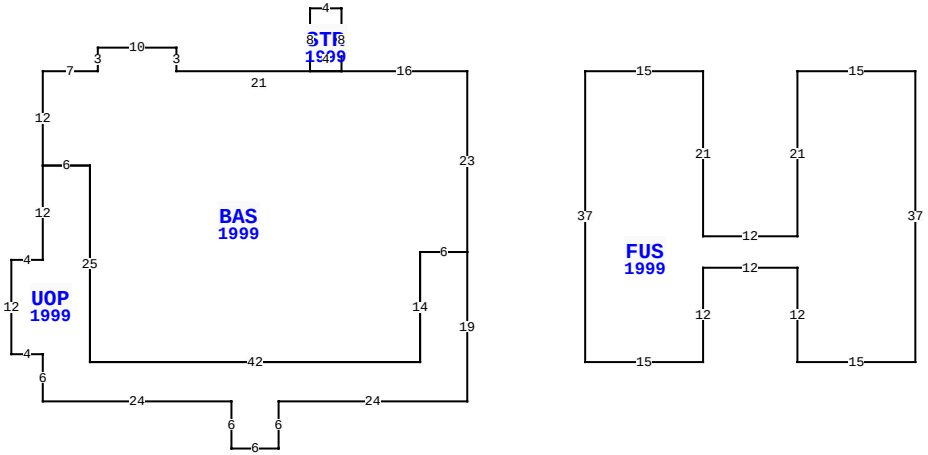
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1999	1,794	253,924
FUS	1,158	100	1999	1,158	163,904
STR	32	10	1999	3	425
UOP	588	20	1999	118	16,701
TOTALS	3,572			3,073	434,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,073	122.1990	161.30	495,675	1999	1999	0	0	0	12.25	87.75

1 SNGL FAM – 0% - 2023 Heated Area: 2952 HX Base Yr



87616 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		489,551
TOTAL MARKET OB/XF VALUE		18,276
TOTAL LAND VALUE - MARKET		167,450
TOTAL MARKET VALUE		675,277
SOH/AGL Deduction		0
ASSESSED VALUE		675,277
TOTAL EXEMPTION VALUE	10	675,277
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		675,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004990	R/R COM	200,000	05/08/2025
B1531160	NEW CONSTR	42,147	09/01/2015
B0210317	GARAGE	33,792	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1191	12/01/2022	WD	U	I	17	555,000
GRANTOR: MATTHEWS DAVID H LIVI						
GRANTEE: BRING YOUR BROKENNE						
2415/1936	12/11/2020	WD	Q	I	02	560,000
GRANTOR: GOYETTE ROBERT L & CH						
GRANTEE: MATTHEWS DAVID H LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W16 STR=[YR=1999] N8 W4 S8 E4 $ W21 N3 W10 S3 W7 S12 UOP=[YR=1999] S12 W4 S12 E4 S6 E24 S6 E6 N6 E24 N19 W6 S14 W42 N25 W6 $ E6 S25 E42 N14 E6 N23 $ PTR= E15 FUS=[YR=1999] E15 S21 E12 N21 E15 S37 W15 N12 W12 S12 W15 N37 $ W15 $.

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	0810	CONCRETE A	0	0	0	0	182.00	SF	6.50	6.50	100	2000	2000	3	77	911	
2	0812	CONCRETE C	0	0	0	0	1,921.00	SF	4.00	4.00	100	2002	2002	3	80	6,147	
3	0858	SCULP CONC	0	0	132	4	528.00	SF	13.00	13.00	100	2002	2002	3	94	6,452	
4	1242	WD DECK A	0	0	66	4	264.00	SF	10.00	10.00	100	2004	2004	3	21	554	
5	1242	WD DECK A	0	0	20	3	60.00	SF	11.00	11.00	100	2003	2003	3	20	132	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	4,080.00	4,080.00	100	2016	2016	3	100	4,080	

LAND DESCRIPTION

TOTAL OB/XF 18,276

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	0		OR	0.00	0.00	1.97	AC		1.00	1.00	1.00	85,000.00	85,000.00	167,450							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 1.97 Total Land Value: 167,450 Market: 0 Agricultural: 0 Common: 167,450 PRINTED 07/30/2025 BY SYS

PT OF LOT 28
IN OR 2605/1191
THIGPEN SURVEY DB 39/356

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YULEE, FL 32097

2025

42-3N-28-5080-0028-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

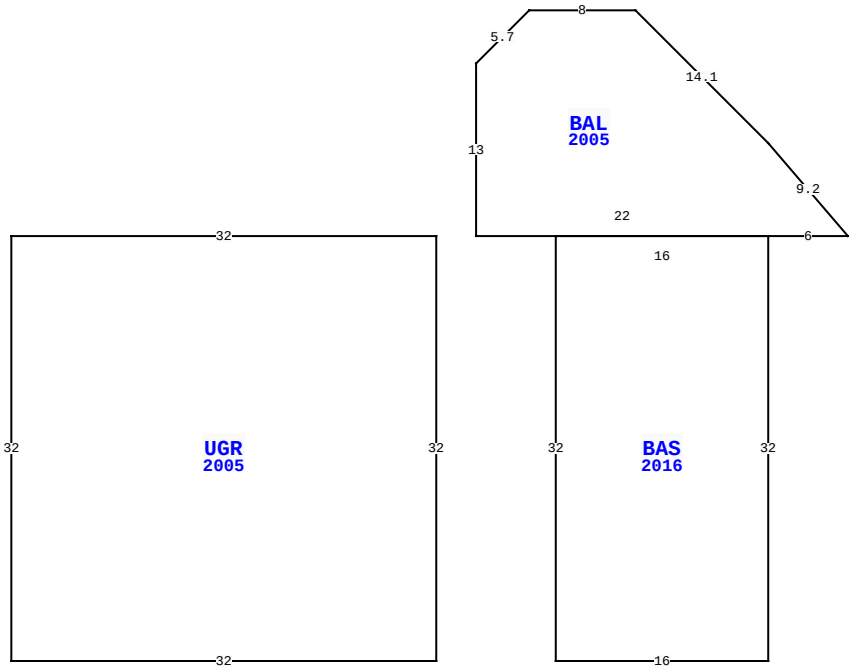
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	337	15	2005	51	2,719
BAS	512	100	2016	512	27,298
UGR	1,024	45	2005	461	24,579
TOTALS	1,873			1,024	54,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,024	111.7800	59.24	60,662	2003	2003	0	0	0	10.00	90.00

2 ACCESORY U – 0% - 2023 Heated Area: 512 HX Base Yr



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87616 ROSES BLUFF RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: GOYETTE ROBERT L & CH						
GRANTEE: MATTHEWS DAVID H LI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2005] W32S32E32N32$ PTR=E25 BAL=[YR=2005] E6 U7 L6 U10 L10 W8 D4 L4 S13E22$BAS=[YR=2016] W16S32E16N32 $W25$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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