

PT OF LOT 28
IN OR 2756/1970
THIGPEN SURVEY DBK 39/356

GOODWIN HAROLD A JR & KATHRINE L/E/
87626 ROSES BLUFF RD
YULEE, FL 32097

2025

42-3N-28-5080-0028-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	04	REIN CONC 100
Stories	1.5	1.5 100
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
BAL	105	15	2009	16	1,815
BAS	2,762	100	2006	2,762	313,301
FGR	870	55	2006	478	54,221
FOP	110	30	2006	33	3,743
FOP	176	30	2006	53	6,012
FUS	720	100	2009	720	81,671
PTO	360	5	2020	18	2,041
STR	18	10	2009	2	227
STR	27	10	2009	3	340
UOP	64	20	2009	13	1,475
TOTALS	5,212			4,098	464,847

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	996.00	SF	5.20
2	1076	TRELLIS A	0	100	0	0	176.00	SF	7.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0525	GAZEBO	0	100	0	0	1.00	UT	7,500.00
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50
6	0911	SCRN RM A	0	100	30	12	360.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,098	123.9700	123.97	508,029	2006	2007	0	0	8.50	91.50
1 SINGLE FAM - 100% - 2015 Heated Area: 3482 HX Base Yr 2015											

BLD DATE	02/23/2015	KK	LGL DATE	
XF DATE			LAND DATE	04/11/2025
INC DATE			AG DATE	MLU
87626 ROSES BLUFF RD, YULEE				

TOTAL OB/XF									
18,429									

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		490,013	
TOTAL MARKET OB/XF VALUE		18,429	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		593,442	
SOH/AGL Deduction		255,926	
ASSESSED VALUE		337,516	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		281,794	
TOTAL JUST VALUE		593,442	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,109	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908997	SCRN ENCLSR	15,000	11/01/2019
B1702899	GARAGE	54,108	05/01/2017
B22264	ADDITION	47,520	01/14/2010
C14491	CO ISSUED	210,166	02/07/2005
B14491	NEW CONSTR	210,166	02/07/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2756/1970	11/13/2024	LE	U	I	11	100	
GRANTOR: GOODWIN HAROLD A JR & GRANTEE: GOODWIN FAMILY REVO							
1949/1372	11/24/2014	WD	Q	I	02	288,000	
GRANTOR: MYER ERIC L & CHERYL GRANTEE: GOODWIN HAROLD A JR							

BUILDING NOTES									
BAS=[YR=2006] W14 PTO=[YR=2020] N12 W30 S12 E30\$ W4 FOP=[YR=2006] W22 S8 E22 N8 \$S8 W22 N8 W24 S10 FGR=[YR=2006] W22S33 E28 N24 W6 N9 \$ S9 E6 S24 E18 S6 FOP=[YR=2006] S5 E22 N5 W22 \$ E22 S5 E18 N54 \$ PTR=[YR=2009] E10 FUS=[YR=2009] E40 S3 BAL=[YR=2009] E11 S3STR=[YR=2009] S9 UOP=[YR=2009] S8 W5 STR=[YR=2009] S6 W3 N6 E3\$ W3N8 E8\$ W3 N9 E3\$ W3 S9 W8 N12\$ S15 W40 N18\$ W10\$.									

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