PT OF LOT 28 IN OR 2024/368
(EX PT IN OR 1887/1869 &
OR 1949/1372)

NILE SCOTT E & DENISE M
87630 ROSES BLUFF RD
YULEE, FL 32097

2025

42-3N-28-5080-0028-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

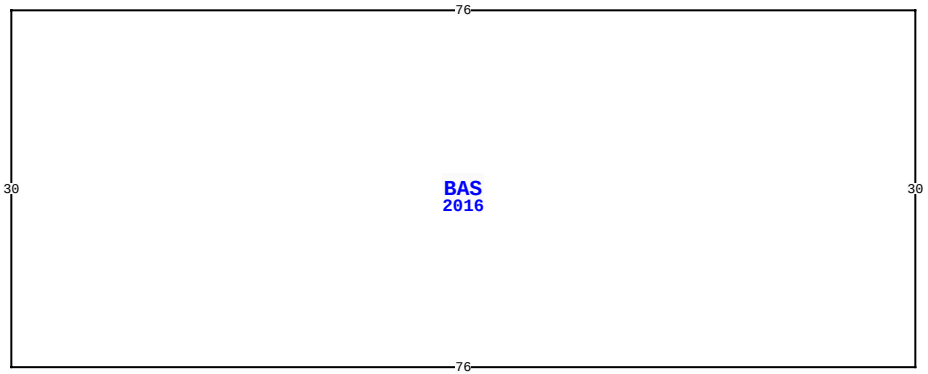
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2016	2,280	201,824
TOTALS	2,280			2,280	201,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	101.9200	91.73	209,144	2016	2016	0	0	0	3.50	96.50

1 SFR MODULR – 100% - 2017 Heated Area: 2280 HX Base Yr 2017



87630 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		249,729
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,729
SOH/AGL Deduction		158,907
ASSESSED VALUE		175,822
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,100
TOTAL JUST VALUE		334,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632299	CO ISSUED	0	07/21/2016
B1632528	GARAGE 30X45	0	06/17/2016
B1632529	GARAGE 30X40	0	06/17/2016
B1632299	NEW CONSTR	0	05/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0368	1/15/2016	WD	Q	V	01	30,000
GRANTOR: MYER ERIC L & CHERYL						
GRANTEE: NILE SCOTT E & DENI						
1546/0518	1/15/2008	WD	U	I	07	100
GRANTOR: ALVARE CHARLES BRYAN						
GRANTEE: MYER ERIC L & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/24/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS

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OR 1949/1372)

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YULEE, FL 32097

2025

42-3N-28-5080-0028-0060

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 Floo	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

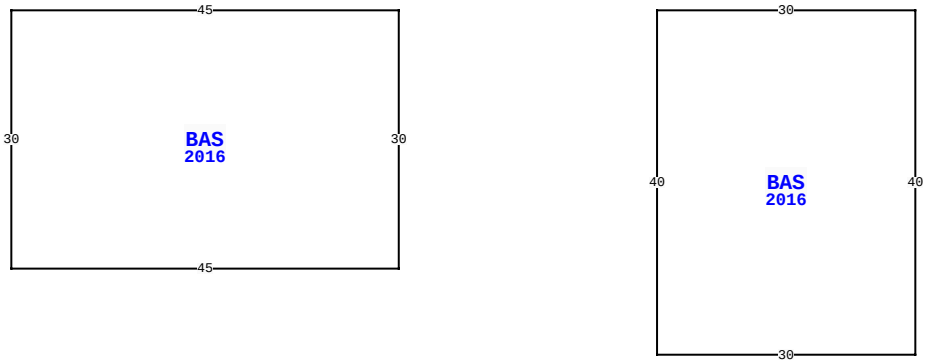
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	22,544
BAS	1,350	100	2016	1,350	25,362
TOTALS	2,550			2,550	47,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,550	55.2000	20.42	52,071	2016	2016	0	0	0	8.00	92.00

2 GARAGE RES – 100% - 2017 Heated Area: 2550 HX Base Yr 2017



87630 ROSES BLUFF RD, YULEE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: NILE SCOTT E & DENI						
1546/0518	1/15/2008	WD	U	I	07	100
GRANTOR: ALVARE CHARLES BRYAN						
GRANTEE: MYER ERIC L & CHERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W45 S30 E45 N30$ PTR= E30 BAS=[YR=2016] E30 S40 W30 N40$ W30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/24/2023 BY DJA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS