PT OF LOT 29
IN OR 2564/1839
ESMT IN OR 464/251

BROWN SHEREE
87656 ROSES BLUFF RD
YULEE, FL 32097

2025

42-3N-28-5080-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

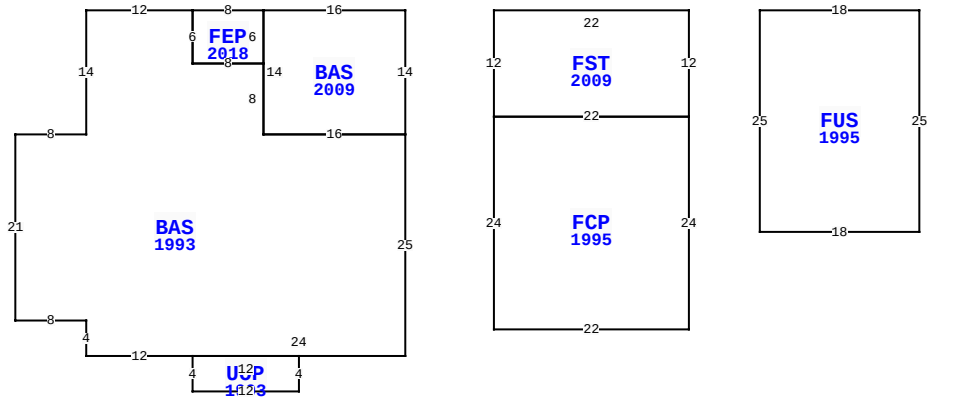
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	10	ABOVE AVG 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,300	100	1993	1,300	126,698
BAS	224	100	2009	224	21,831
FCP	528	25	1995	132	12,865
FEP	48	80	2018	38	3,704
FST	264	55	2009	145	14,131
FUS	450	100	1995	450	43,857
UOP	48	20	1993	10	975
TOTALS	2,862			2,299	224,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	117.2080	117.21	269,466	1986	1990	0	0	0	16.85	83.15

1 SINGLE FAM – 100% - 2016 Heated Area: 1974 HX Base Yr 2016



87656 ROSES BLUFF RD, YULEE

BLD DATE	08/19/2009 KK	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		224,061
TOTAL MARKET OB/XF VALUE		2,448
TOTAL LAND VALUE - MARKET		289,000
TOTAL MARKET VALUE		515,509
SOH/AGL Deduction		268,746
ASSESSED VALUE		246,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,041
TOTAL JUST VALUE		515,509
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2104678	FOP + SLIDING DOO	20,000	05/19/2021
R2103809	ROOF	16,000	03/29/2021
V2100012	REPLACE SIDING	15,000	01/08/2021
9501847	XFOB	6,732	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1839	4/23/2022	QC	U	I	11	100
GRANTOR: THOMAS JAMES M JR						
GRANTEE: BROWN SHEREE						
2086/0526	11/17/2016	QC	U	I	11	100
GRANTOR: THOMAS JAMES M JR						
GRANTEE: THOMAS JAMES M JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W16 FEP=[YR=2018] W8 BAS=[YR=1993] W12 S14 W8 S21 E8 S4 E12 UOP=[YR=1993] S4 E12 N4 W12$ E24 N25 W16 N8 W8 N6$ S6 E8 N6 $ S14 E16 N14$ PTR= E40 FUS=[YR=1995] E18 S25 W18 N25$ W40 PTR=E10 FST=[YR=2009] E22 S12 FCP=[YR=1995] S24 W22 N24 E22$ W22 N12$ W10$.

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	100	0	0	168.00	SF	6.50	6.50	100	1984	1984	3	41	448	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2012	2012	3	50	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,448

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	4.25	AC		1.00	1.00	0.80	85,000.00	68,000.00	289,000							

REVIEW DATE 12/20/2021 BY KWX Total Acres: 4.25 Total Land Value: 289,000 Market: 0 Agricultural: 0 Common: 289,000 PRINTED 07/30/2025 BY SYS