PT OF LOT 30 OR 1986/611
EX RW IN OR 330 PG 373

AUTRY MICHAEL E/AUTRY MARIE E ETAL
PO BOX 1857
FERNANDINA BEACH, FL 32035-1857

2025

42-3N-28-5080-0030-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

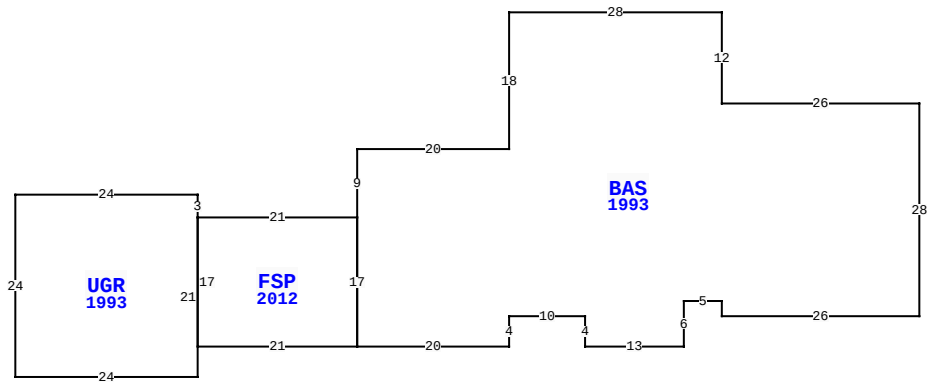
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,410	100	1993	2,410	168,879
FSP	357	40	2012	143	10,020
UGR	576	45	1993	259	18,149
TOTALS	3,343			2,812	197,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,812	111.9360	111.94	314,775	1976	1976	0	0	5	32.40	62.60

1 SINGLE FAM – 25% - 2025 Heated Area: 2410 HX Base Yr 2025



87675 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		197,049
TOTAL MARKET OB/XF VALUE		4,286
TOTAL LAND VALUE - MARKET		139,400
TOTAL MARKET VALUE		340,735
SOH/AGL Deduction		0
ASSESSED VALUE		340,735
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		290,013
TOTAL JUST VALUE		340,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
95-0333	REPAIR/RRF	3,400	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1986/0611	5/18/2015	LE	U	I	11	100
GRANTOR: AUTRY ALONZO JR & HEL						
GRANTEE: AUTRY ALONZO JR & H						
1928/1362	7/18/2014	QC	U	I	11	100
GRANTOR: AUTRY ALONZO JR & HEL						
GRANTEE: AUTRY ALONZO & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N12 W28 S18 W20 S9 FSP=[YR=2012] W21
UGR=[YR=1993] N3 W24 S24 E24 N21 $ S17 E21 N17 $ S17 E20 N4
E10 S4 E13 N6 E5 S2 E26 N28 $.

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	25	10	20	200.00	SF	6.50	6.50	100	1977	1977	3	27	351	
2	0810	CONCRETE A	0	25	10	22	220.00	SF	6.50	6.50	100	1977	1977	3	27	386	
3	0810	CONCRETE A	0	25	0	0	304.00	SF	6.50	6.50	100	1977	1977	3	27	534	
4	0500	FP-PRE FAB	0	25	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	38	1,330	
5	0810	CONCRETE A	0	25	20	20	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	
6	0810	CONCRETE A	0	25	0	0	464.00	SF	6.50	6.50	100	1980	1980	3	30	905	

LAND DESCRIPTION

TOTAL OB/XF 4,286

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	25		RSF-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	85,000.00	85,000.00	139,400							

REVIEW DATE 10/30/2019 BY KWA Total Acres: 1.64 Total Land Value: 139,400 Market: 0 Agricultural: 0 Common: 139,400 PRINTED 07/30/2025 BY SYS