



BUILDING CHARACTERISTICS								
ELEMENT	CD	CONSTRUCTION						
Exterior Wall	30	VINYL 100						
Roof Structur	03	GABLE/HIP 100						
Roof Cover	12	MODULAR MT 100						
Interior Wall	05	DRYWALL 100						
Interior Floo	08	SHT VINYL 100						
Air Condition	02	WINDOW 100						
Heating Type	03	FORCED AIR 100						
Bedrooms		2 100						
Bathrooms		1 100						
Frame	02	WOOD FRAME 100						
Stories	1.	1. 100						
Units		0 100						
Occupancy	00	NONE 100						
Quality	04	Quality Level 04						
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	600	100	2002	600	64,218			
UOP	70	20	2002	14	1,498			
TOTALS	670			614	65,716			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	614	121.2750	121.28	74,466	1960	2000	0	0	0	11.75	88.25	
1 SINGLE FAM - 0% - 2023													
Heated Area: 600 HX Base Yr													
BAS 2002													
UOP 2002													
87697 ROSES BLUFF RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU													

NASSAU COUNTY PROPERTY														
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VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE					65,716									
TOTAL MARKET OB/XF VALUE					1,568									
TOTAL LAND VALUE - MARKET					84,150									
TOTAL MARKET VALUE					151,434									
SOH/AGL Deduction					0									
ASSESSED VALUE					151,434									
TOTAL EXEMPTION VALUE					0									
BASE TAXABLE VALUE					151,434									
TOTAL JUST VALUE					151,434									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					143,784									
PERMIT NUM	DESCRIPTION				AMT	ISSUED								