IN OR 2797/822

MALCOLM BOBBE B L/E/
86002 RUSH RD
YULEE, FL 32097

2025

52-3N-27-0000-0002-0160

BUILDING CHARACTERISTICS

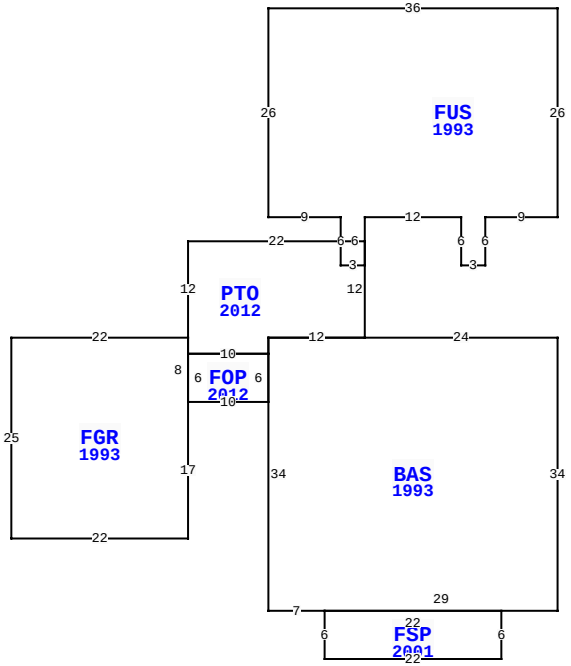
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	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	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	103,428
FGR	550	55	1993	302	25,519
FOP	60	30	2012	18	1,521
FSP	132	40	2001	53	4,479
FUS	972	100	1993	972	82,134
PTO	284	5	2012	14	1,183
TOTALS	3,222			2,583	218,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	104.0000	104.00	268,632	1978	1978	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 2001 Heated Area: 2196 HX Base Yr 2001



86002 RUSH RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0861	POOL GUNIT	0	100	0	0	650.00	SF	85.00	85.00	100	1981	1981	3	20	11,050	
3	0680	POLE SHED	0	100	20	32	640.00	SF	10.00	10.00	100	1981	1981	3	20	1,280	
4	0940	SHEDS/PORT	0	100	24	17	408.00	SF	30.00	30.00	100	1990	1990	3	20	2,448	
5	0845	KOOL DECK	0	100	0	0	482.00	SF	7.25	7.25	100	1981	1981	3	32.5	1,136	
6	0810	CONCRETE A	0	100	22	22	484.00	SF	6.50	6.50	100	1997	1997	3	72	2,265	
7	0681	POLE SHED	0	100	17	9	153.00	SF	15.00	15.00	100	1998	1998	3	25	574	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,264
TOTAL MARKET OB/XF VALUE		20,293
TOTAL LAND VALUE - MARKET		287,500
TOTAL MARKET VALUE		526,057
SOH/AGL Deduction		287,152
ASSESSED VALUE		238,905
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		183,183
TOTAL JUST VALUE		526,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970657	REPAIR/RRF	5,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/822	6/24/2025	LE	U	I	11	100
GRANTOR: MALCOLM BOBBE B						
GRANTEE: LEONE KERI KATHLEEN						
0937/0930	6/22/2000	WD	U	I		300,000
GRANTOR: COLSTON COLUMBUS T &						
GRANTEE: MALCOLM MICHAEL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 PTO=[YR=2012] N12 W22 S12 FGR=[YR=1993] W22 S25 E22 N17 FOP=[YR=2012] E10 N6 W10 S6$ N8$ S2 E10 N2 E12$ W12 S34 E7 FSP=[YR=2001] S6 E22 N6W22 $ E29 N34 $PTR= N15 FUS=[YR=1993] N26 W36 S26 E9 S6 E3 N6 E12 S6 E3 N6 E9 $ S15 $.

LAND DESCRIPTION

TOTAL OB/XF 20,293

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	000131	C	RES CREEK	100		OR	250.00	400.00	250.00	FF		1.00	1.00	1.00	1,150.00	1,150.00	287,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 287,500 Market: 0 Agricultural: 0 Common: 287,500 PRINTED 07/30/2025 BY SYS