BLOCK 1 LOT 5
IN OR 1946/1447
ANGELO'S SUBDIVISION PB5/215

CLARK LANA C & WILLIAM B
87580 ROSES BLUFF RD
YULEE, FL 32097

2026

37-3N-27-0050-0001-0050

BUILDING CHARACTERISTICS

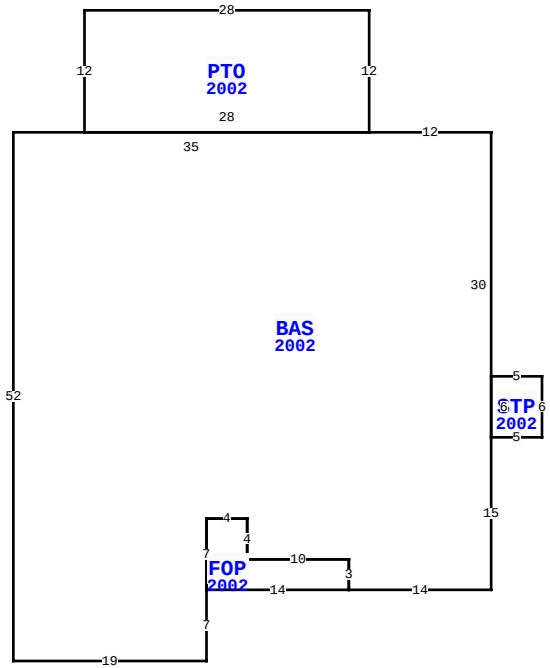
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,190	100	2002	2,190	266,179
FOP	58	30	2002	17	2,066
PTO	336	5	2002	17	2,066
STP	30	10	2002	3	365
TOTALS	2,614			2,227	270,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,227	105.6685	146.88	327,102	2002	2002	0	0	0	17.25	82.75

1 SNGL FAM 100% - 2018 Heated Area: 2190 HX Base Yr 2018



87580 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 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
2	1126	CB/STC 8"	0	100	0	0	504.00	SF	8.00	8.00	100	2002	2002	3	79	3,185	
6	1242	WD DECK A	0	100	0	0	252.00	SF	10.00	10.00	100	2004	2004	3	20	504	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	
9	0920	CWALL-WD/M	0	100	0	0	106.00	LF	390.00	390.00	100	2004	2004	3	20	8,268	
10	0300	BOAT DCK W	0	100	12	7	84.00	SF	40.00	40.00	100	2004	2004	3	30	1,008	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,677
TOTAL MARKET OB/XF VALUE		55,465
TOTAL LAND VALUE - MARKET		101,700
TOTAL MARKET VALUE		427,842
SOH/AGL Deduction		161,017
ASSESSED VALUE		266,825
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,414
TOTAL JUST VALUE		427,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0414029	SWIM POOL	29,000	11/01/2004
B0412282	XFOB	3,000	02/01/2004
B029902	NEW CONSTR	141,700	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1946/1447	11/06/2014	WD	Q	I	01	237,500
GRANTOR: LOTT TOMMY & JUDY						
GRANTEE: CLARK LANA C & WILL						
1614/1551	2/27/2009	WD	U	I	12	210,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: LOTT TOMMY & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 PTO=[YR=2002] N12 W28 S12 E28 $ W35 S52 E19 N7 FOP=[YR=2002] E14 N3 W10 N4 W4 S7 $ N7 E4 S4 E10 S3 E14 N15 STP=[YR=2002] E5 N6 W5 S6 $ N30 $.

LAND DESCRIPTION

TOTAL OB/XF 55,465

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	000134	C	RES POND	100		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	90,000.00	90,000.00	101,700							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.13 Total Land Value: 101,700 Market: 0 Agricultural: 0 Common: 101,700 PRINTED 07/09/2026 BY SYS