BLOCK 1 LOT 6
ANGELO'S SUBDIVISION PB5/215

LANIER DARRELL S & RENE L L/E/
87574 ROSES BLUFF ROAD
YULEE, FL 32097

2026

37-3N-27-0050-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

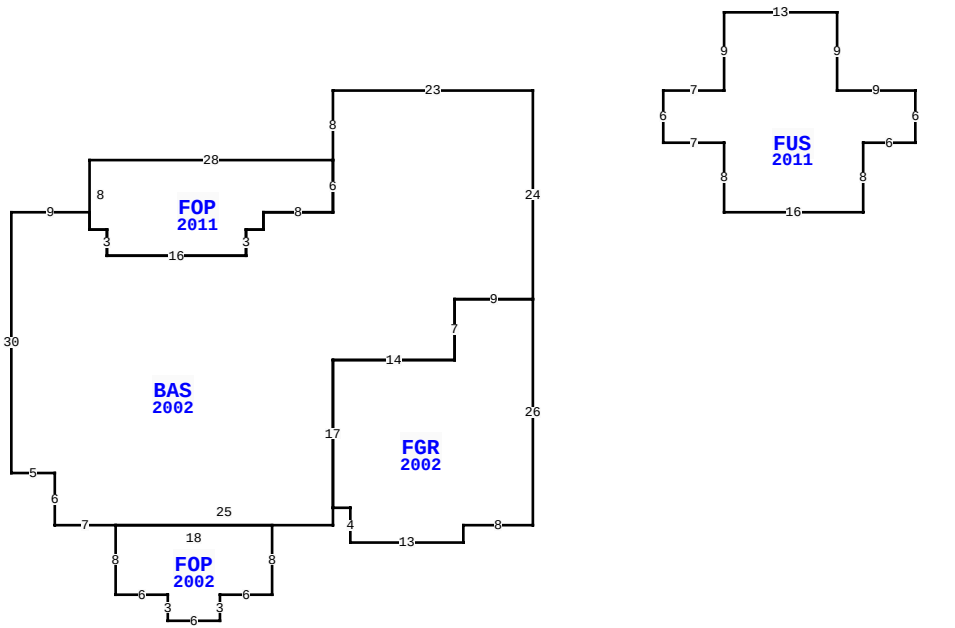
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100	2002	1,864	229,634
FGR	522	55	2002	287	35,356
FOP	162	30	2002	49	6,037
FOP	256	30	2011	77	9,486
FUS	419	100	2011	419	51,618
TOTALS	3,223			2,696	332,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	99.8640	138.81	374,232	2002	2002	0	0	0	11.25	88.75

1 SNGL FAM 100% - 2012 Heated Area: 2283 HX Base Yr 2012



87574 ROSES BLUFF RD, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,131
TOTAL MARKET OB/XF VALUE		45,723
TOTAL LAND VALUE - MARKET		93,600
TOTAL MARKET VALUE		471,454
SOH/AGL Deduction		238,635
ASSESSED VALUE		232,819
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,408
TOTAL JUST VALUE		471,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413981	SWIM POOL	28,000	11/30/2004
E0209313	E004	3,500	03/03/2002
B029410	NEW CONSTR	125,000	03/01/2002
R023934	REPAIR/RRF	6,175	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2850/1629	2/25/2026	LE	U	I	11	100
GRANTOR: LANIER DARRELL S & RE						
GRANTEE: LANIER ZACHARY S						
1731/1668	3/25/2011	WD	Q	I	01	255,000
GRANTOR: BENGE STEPHEN P & APR						
GRANTEE: LANIER DARRELL S &						

BUILDING NOTES

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	510.00	SF	8.00	8.00	100	2002	2002	3	79	3,223	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	

BUILDING DIMENSIONS

BAS=[YR=2002] W23 S8 FOP=[YR=2011] W28 S8 E2 S3 E16 N3 E2 N2 E8 N6$ S6 W8 S2 W2 S3 W16 N3 W2 N2 W9 S30 E5 S6 E7 FOP=[YR=2002] S8 E6 S3 E6 N3 E6 N8 W18 $ E25N2 FGR=[YR=2002] E2 S4 E13 N2 E8 N26 W9 S7 W14 S17 $ N17 E14 N7 E9 N24 $ PTR= E15 FUS=[YR=2011] E7 N9 E13 S9 E9 S6 W6S8 W16 N8 W7 N6 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 45,723

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	1.04	AC		1.00	1.00	1.00	90,000.00	90,000.00	93,600							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 1.04 Total Land Value: 93,600 Market: 0 Agricultural: 0 Common: 93,600 PRINTED 07/09/2026 BY SYS