

BLOCK 1 LOT 8
IN OR 1847/819
ANGELO'S SUB PB 5/215

QUINTANILLA ALDO & ESTHER
87566 ROSES BLUFF RD
YULEE, FL 32097-4997

2026

37-3N-27-0050-0001-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	93,876
FCP	240	25	1993	60	6,258
FCP	1,065	25	1993	266	27,745
FGR	945	55	2005	520	54,239
FOP	450	30	1993	135	14,081
FOP	176	30	2005	53	5,528
FUS	3,600	100	1993	3,600	375,503
STR	116	10	2012	12	1,252

TOTALS	7,492			5,546	578,483
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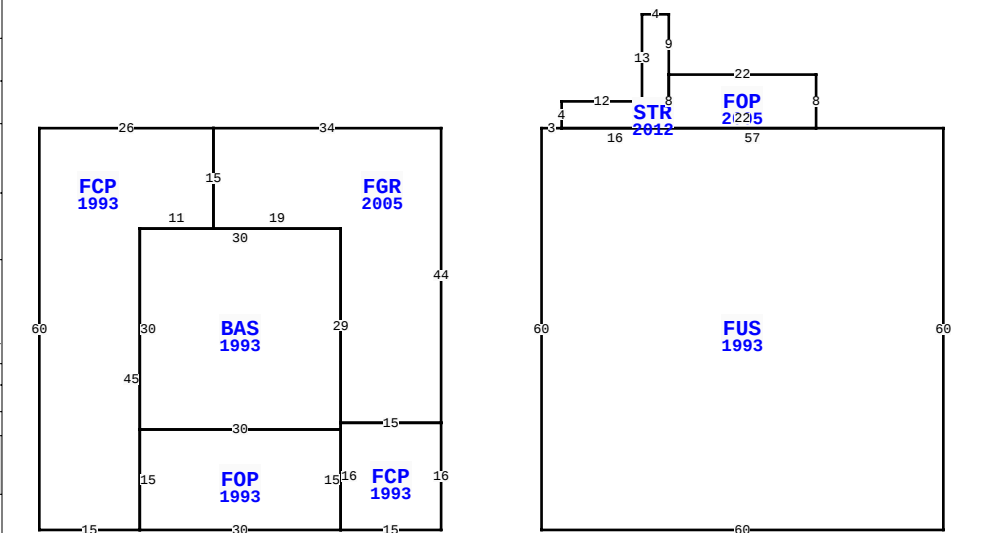
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

2	0860	POOL/SPA	0 100	0 0	1.00
					UT
					Adj R
					ADJ UNIT PRICE
					ORIG COND
					YEAR ON
					YEAR ACTUAL
					Q
					% COND
					OB/XF MKT VALUE
					NOTES

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.58
									AC
									1.00
									1.00
									1.00
									90,000.00
									90,000.00
									142,200

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,546	119.6525	125.64	696,799	1990	1990	0	0	0 16.98	83.02
1 SINGLE FAM			100% - 2015			Heated Area: 4500			HX Base Yr 2015		



BLD DATE	12/18/2012	KK	LGL DATE	
XF DATE			LAND DATE	03/25/2026
INC DATE			AG DATE	MLU

87566 ROSES BLUFF RD, YULEE

TOTAL OB/XF											
42,500											

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42,500											

Total Acres: 1.58	Total Land Value: 142,200	Market: 0	Agricultural: 0	Common: 142,200
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		578,483	
TOTAL MARKET OB/XF VALUE		42,500	
TOTAL LAND VALUE - MARKET		142,200	
TOTAL MARKET VALUE		763,183	
SOH/AGL Deduction		364,228	
ASSESSED VALUE		398,955	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		347,544	
TOTAL JUST VALUE		763,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		719,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313458	REPAIR/RRF	11,988	05/01/2013
B0516676	SWIM POOL	27,950	01/01/2005
8446	REMODEL	39,000	10/14/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1847/0819	3/14/2013	WD	Q	I	02
GRANTOR: THE BANK OF NEW YORK					
GRANTEE: QUINTANILLA ALDO &					
1777/0772	1/04/2012	WD	U	I	12
GRANTOR: HODGE SIMPSON C & SAN					
GRANTEE: THE BANK OF NEW YOR					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2005] W34 FCP=[YR=1993] W26 S60 E15 FOP=[YR=1993] E30 FCP=[YR=1993] E15 N16 W15 BAS=[YR=1993] N29 W30 S30 E30N1 \$ S16 \$ N15 W30 S15 \$ N45 E11 N15 \$ S15 E19 S29 E15 N44 \$ PTR=E15 FUS=[YR=1993] E3 STR=[YR=2012] N4 E12 N13 E4 S9 FOP=[YR=2005] E22 S8 W22 N8\$ S8 W16 \$ E57 S60 W60 N60\$ W15\$.					