LOT 43
IN OR 1668/570
BELLS RIVER ESTATE #1 PB 7/90

ZYLINSKI STACEY Y
87567 ROSES BLUFF ROAD
YULEE, FL 32097

2026

37-3N-27-0134-0043-0000

NASSAU COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

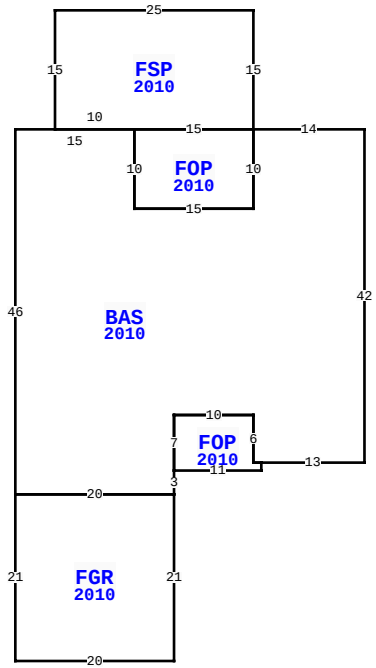
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4055.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	2010	1,718	197,129
FGR	420	55	2010	231	26,506
FOP	71	30	2010	21	2,410
FOP	150	30	2010	45	5,163
FSP	375	40	2010	150	17,212
TOTALS	2,734			2,165	248,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,165	117.5020	123.38	267,118	2010	2010	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2011 Heated Area: 1718 HX Base Yr 2011



87567 ROSES BLUFF RD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	04/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		248,420
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		313,420
SOH/AGL Deduction		144,008
ASSESSED VALUE		169,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,001
TOTAL JUST VALUE		313,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23196	CO ISSUED	0	03/11/2010
E22379	ELEC OTHER	0	01/01/2010
M15041	MECH OTHER	0	01/01/2010
P14092	OTHER	0	01/01/2010
B23196	NEW CONSTR	235,402	01/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1668/0570	3/22/2010	WD	Q	I	01	167,000
GRANTOR: PERFECT FIT BUILDERS						
GRANTEE: ZYLINSKI STACEY Y						
1656/0462	12/28/2009	WD	U	V	30	28,500
GRANTOR: MARONDA HOMES INC						
GRANTEE: PERFECT FIT BUILDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W14 S10 W15 N10 W15 S46 E20 N3 N7 E10 S6 E1 E13 N42 $
FGR=[YR=2010;ORIG=-44,46] S21 E20 N21 W20 $
FSP=[YR=2010;ORIG=-14,0] N15 W25 S15 E10 E15 $
FOP=[YR=2010;ORIG=-29,0] S10 E15 N10 W15 $
FOP=[YR=2010;ORIG=-13,43] N1 D0L1 U6R0 U0L10 S7 E11 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS