IN OR 650 PG 250

EVATT BERT E & VICKIE L
87387 ROSES BLUFF ROAD
YULEE, FL 32097

2026

39-3N-27-0000-0001-0050

BUILDING CHARACTERISTICS

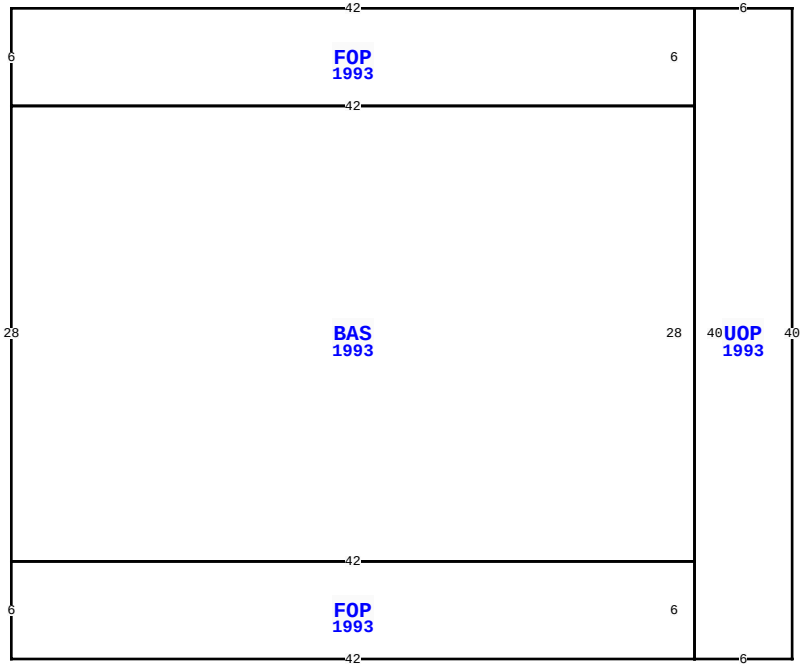
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,176	100	1993	1,176	125,455
FOP	252	30	1993	76	8,108
FOP	252	30	1993	76	8,108
UOP	240	20	1993	48	5,120
TOTALS	1,920			1,376	146,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	121.6800	127.76	175,798	1992	1992	0	0	0	16.50	83.50

1 SINGLE FAM 100% - 0 Heated Area: 1176 HX Base Yr 1993



87387 ROSES BLUFF RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		146,791
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		236,791
SOH/AGL Deduction		134,363
ASSESSED VALUE		102,428
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,017
TOTAL JUST VALUE		236,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6972	NEW CONSTR	30,242	01/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0650/0250	2/27/1992	WD	U	I		45,200
GRANTOR: MESSER HAROLD & PAT						
GRANTEE: EVATT BERT & VICKIE						
0574/1013	7/19/1989	WD	Q	I		12,900
GRANTOR: RING RONALD & JAMIE						
GRANTEE: MESSER HAROLD & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W6 FOP=[YR=1993] W42 S6 BAS=[YR=1993] S28 FOP=[YR=1993] S6 E42 N6 W42 $ E42 N28 W42 $ E42 N6 $ S40 E6 N40 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	100		OR	142.00	306.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS