PT OF LOTS 28 & 34
IN OR 2732/1504 (EX ESMT IN
OR 1033/1478)

BRING YOUR BROKENNESS INC
87618 ROSES BLUFF RD
YULEE, FL 32097

2026

42-3N-28-5080-0028-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	23	REINF CONC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

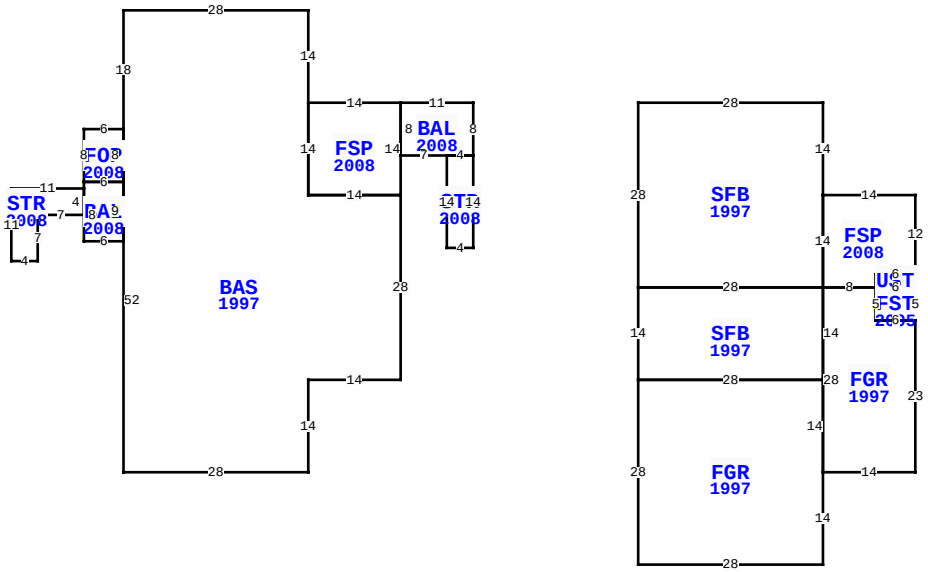
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	54	15	2008	8	851
BAL	88	15	2008	13	1,382
BAS	2,352	100	1997	2,352	250,093
FGR	362	55	1997	199	21,161
FGR	784	55	1997	431	45,830
FOP	48	30	2008	14	1,489
FSP	184	40	2008	74	7,869
FSP	196	40	2008	78	8,294
FST	30	55	2005	16	1,702
SFB	392	80	1997	314	33,389
TOTALS	5,414			4,144	440,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,144	117.5944	123.47	511,660	1997	1997	0	0	0	13.88	86.12

1 SINGLE FAM 0% - 2025 Heated Area: 3293 HX Base Yr



** This building has 14 Sub-Areas

87618 ROSES BLUFF RD, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		482,194
TOTAL MARKET OB/XF VALUE		20,000
TOTAL LAND VALUE - MARKET		170,910
TOTAL MARKET VALUE		673,104
SOH/AGL Deduction		0
ASSESSED VALUE		673,104
TOTAL EXEMPTION VALUE	10	673,104
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		673,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		653,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22307	ADDITION	79,200	02/01/2009
R11767	REPAIR/RRF	8,000	02/01/2009
9905974	GARAGE	21,600	04/01/1999
9905698A	XFOB	3,888	01/01/1999
952438	NEW CONSTR	125,636	02/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2732/1504	8/19/2024	WD	U	I	17	528,200
GRANTOR: HEDGECOCK MARTHA JANE						
GRANTEE: BRING YOUR BROKENNE						
1639/0181	9/10/2009	QC	U	I	11	100
GRANTOR: LIGHTSEY FRANKLIN DAN						
GRANTEE: HEDGECOCK MARTHA JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAL=[YR=2008] W11 FSP=[YR=2008] W14 BAS=[YR=1997] N14 W28 S18 FOP=[YR=2008] W6 S8 BAL=[YR=2008] S1 STR=[YR=2008] W11 S11 E4 N7 E7 N4$ S8 E6 N9 W6$ E6 N8$ S52 E28 N14 E14 N28 W14 N14$ S14 E14 N14$ S8 E7 STR=[YR=2008] S14 E4 N14 W4$ E4 N8$ PTR=E25 SFB=[YR=1997] E28 S14 FSP=[YR=2008] E14 S12 UST=[YR=2005] S2 FST=[YR=2005] S5 FGR=[YR=1997] S23 W14 FGR=[YR=1997] S14 W28 N28 SFB=[YR=1997] N14 E28 S14 W28$ E28 S14$ N28 E8 S5 E6$ W6 N5 E6$ W6 N2 E6$ W6 S2 W8 N14$ S14 W28 N28$ W25 $.

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	0410	ELEVATOR	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2004	2004	3	100	20,000	

LAND DESCRIPTION

TOTAL OB/XF 20,000

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	0	0008	OR	0.00	0.00	1.11	AC		1.00	1.00	0.90	90,000.00	81,000.00	89,910							
2	000100	C	RES	0	0008	OR	0.00	0.00	1.00	AC		1.00	1.00	0.90	90,000.00	81,000.00	81,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.11 Total Land Value: 170,910 Market: 0 Agricultural: 0 Common: 170,910 PRINTED 07/09/2026 BY SYS

PT OF LOTS 28 & 34
IN OR 2732/1504 (EX ESMT IN
OR 1033/1478)

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YULEE, FL 32097

2026

42-3N-28-5080-0028-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

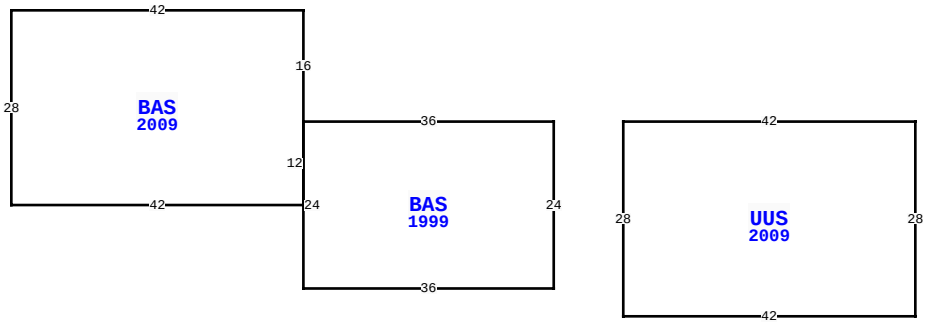
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1999	864	13,661
BAS	1,176	100	2009	1,176	18,594
UUS	1,176	50	2009	588	9,297
TOTALS	3,216			2,628	41,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,628	56.3040	21.96	57,711	1999	2006	0	0	0	28.00	72.00

2 GARAGE RES 0% - 2025 Heated Area: 2040 HX Base Yr



87618 ROSES BLUFF RD, YULEE

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XF DATE		LAND DATE	03/25/2026 MLU
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NCON VALUE		0
INCOME VALUE		
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GRANTEE: BRING YOUR BROKENNE						
1639/0181	9/10/2009	QC	U	I	11	100
GRANTOR: LIGHTSEY FRANKLIN DAN						
GRANTEE: HEDGECOCK MARTHA JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 BAS=[YR=2009] N16 W42 S28 E42 N12$ S24 E36 N24$ PTR= E10 UUS=[YR=2009] E42 S28 W42 N28$ W10$.

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

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