PT OF LOT 5 BEING PARCEL 1 &
PT LOTS 28 34 & 36
BEING PARCEL 2 IN OR 2339/1871

ROSSITER NANCY
87634 ROSES BLUFF RD
YULEE, FL 32097

2026

42-3N-28-5080-0028-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

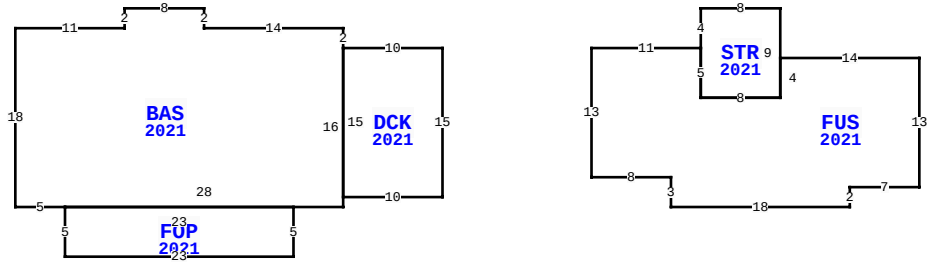
DOR CODE 5901 HARDWOOD SI 70-79
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	610	100	2021	610	105,347
DCK	150	10	2021	15	2,591
FOP	115	30	2021	34	5,872
FUS	436	100	2021	436	75,297
STR	72	10	2021	7	1,209
TOTALS	1,383			1,102	190,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,102	126.1400	175.33	193,214	2021	2021	0	0	0	1.50	98.50

2 SNGL FAM 100% - 2022 Heated Area: 1046 HX Base Yr 2022



87634 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	05/24/2024 DC

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,543
TOTAL MARKET OB/XF VALUE		10,944
TOTAL LAND VALUE - MARKET		916,285
TOTAL MARKET VALUE		301,224
SOH/AGL Deduction		21,700
ASSESSED VALUE		279,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,113
TOTAL JUST VALUE		1,124,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,019,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007224	GAZEBO	1,683	07/01/2025
22012459	ADDITION	19,900	08/15/2022
C204282	CO ISSUED	0	03/25/2021
B204282	NEW CONSTR	134,054	06/04/2020
R2001269	REPAIR/RRF	6,200	02/01/2020
P0363797	GARAGE	25,905	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1871	2/04/2020	WD	Q	I	05	197,000
GRANTOR: ROSS WILLIAM F JR & S						
GRANTEE: ROSSITER NANCY						
1033/1478	1/30/2002	WD	U	V	16	75,000
GRANTOR: NEW LIFE RANCH OF JAC						
GRANTEE: ROSS WILLIAM JR & 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
1	0204	BARN MTL 1	0	100	30	24	720.00	SF	16.00	16.00	100	2024	2023		95	10,944	

BUILDING DIMENSIONS

DCK=[YR=2021] W10 BAS=[YR=2021] N2 W14 N2 W8 S2 W11 S18 E5
FOP=[YR=2021] S5 E23 N5 W23$ E28 N16$ S15 E10 N15$ PTR= E15
FUS=[YR=2021] E11 STR=[YR=2021] N4 E8 S9 W8 N5$ S5 E8 N4 E14
S13 W7 S2 W18 N3 W8 N13 $ W15$.

LAND DESCRIPTION

TOTAL OB/XF 10,944

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							
2	009400	C	RIGHT-OF-WAY	100		OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	100.00	100.00	85							
3	005901	A	HARDWOOD SI	0		OR			3.50	AC		1.00	1.00	1.00	200.00	200.00	700							
4	006005	A	PASTURE - GR	0		OR			3.13	AC		1.00	1.00	1.00	370.00	370.00	1,158							
5	005970	A	AGRICULTURAL	0		OR			1.05	AC		1.00	1.00	1.00	70.00	70.00	74							
6	006600	A	ORCHARD - GR	0		OR			1.00	AC		1.00	1.00	1.00	445.00	445.00	445							

REVIEW DATE 12/16/2025 BY NW Total Acres: 11.03 Total Land Value: 92,737 Market: 826,200 Agricultural: 2,652 Common: 90,085 PRINTED 07/09/2026 BY SYS

PT OF LOT 5 BEING PARCEL 1 &
PT LOTS 28 34 & 36
BEING PARCEL 2 IN OR 2339/1871

ROSSITER NANCY
87634 ROSES BLUFF RD
YULEE, FL 32097

2026

42-3N-28-5080-0028-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

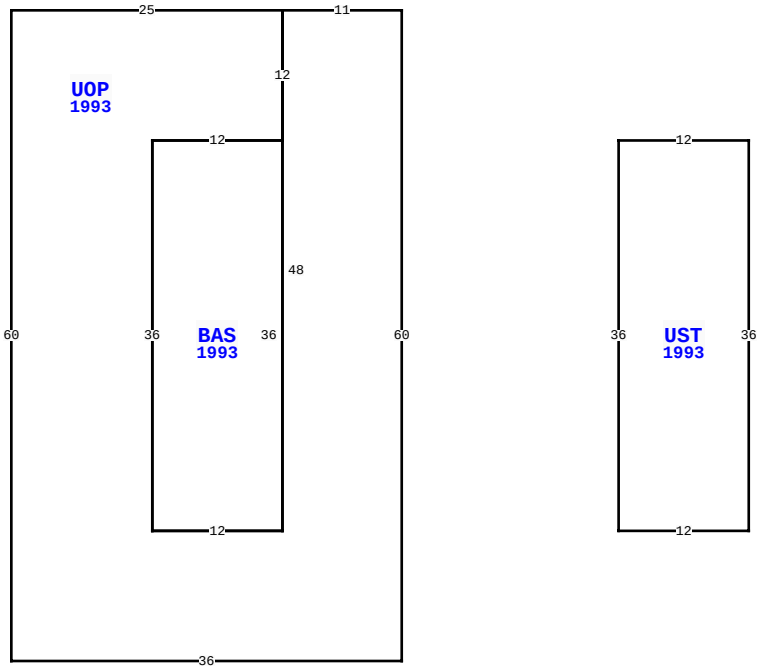
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5901	HARDWOOD SI 70-79
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	432	100	1993	432	3,212
UOP	1,728	20	1993	346	2,573
UST	432	45	1993	194	1,443
TOTALS	2,592			972	7,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	972	55.0800	14.87	14,454	1986	1995	0	0	0	50.00	50.00

3 BARNS 100% - 2022 Heated Area: 432 HX Base Yr 2022



87634 ROSES BLUFF RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2026 MLU
INC DATE		AG DATE	05/24/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		197,543
TOTAL MARKET OB/XF VALUE		10,944
TOTAL LAND VALUE - MARKET		916,285
TOTAL MARKET VALUE		301,224
SOH/AGL Deduction		21,700
ASSESSED VALUE		279,524
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		228,113
TOTAL JUST VALUE		1,124,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,019,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/1871	2/04/2020	WD	Q	I	05	197,000
GRANTOR: ROSS WILLIAM F JR & S						
GRANTEE: ROSSITER NANCY						
1033/1478	1/30/2002	WD	U	V	16	75,000
GRANTOR: NEW LIFE RANCH OF JAC						
GRANTEE: ROSS WILLIAM JR & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 S36 E12 N36$ UOP=[YR=1993] N12 W25 S60 E36 N60 W11 S48 W12 N36 E12$ PTR= E31 UST=[YR=1993] E12 S36 W12 N36$ W31$.

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
7	006900	A	ORNAMENTAL	0		OR			0.50	AC		1.00	1.00	1.00	550.00	550.00	275							
8	009910	M	MARKET VALUE	0		OR			9.18	AC		1.00	1.00	1.00	90,000.00	90,000.00	826,200							

REVIEW DATE 12/16/2025 BY NW Total Acres: 11.03 Total Land Value: 92,737 Market: 826,200 Agricultural: 2,652 Common: 90,085 PRINTED 07/09/2026 BY SYS