PT OF LOT 28
IN OR 2797/590
THIGPEN SURVEY DBK 39/356

CHARIS EATING DISORDER CARE INC
87616 ROSES BLUFF RD
YULEE, FL 32097

2026

42-3N-28-5080-0028-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

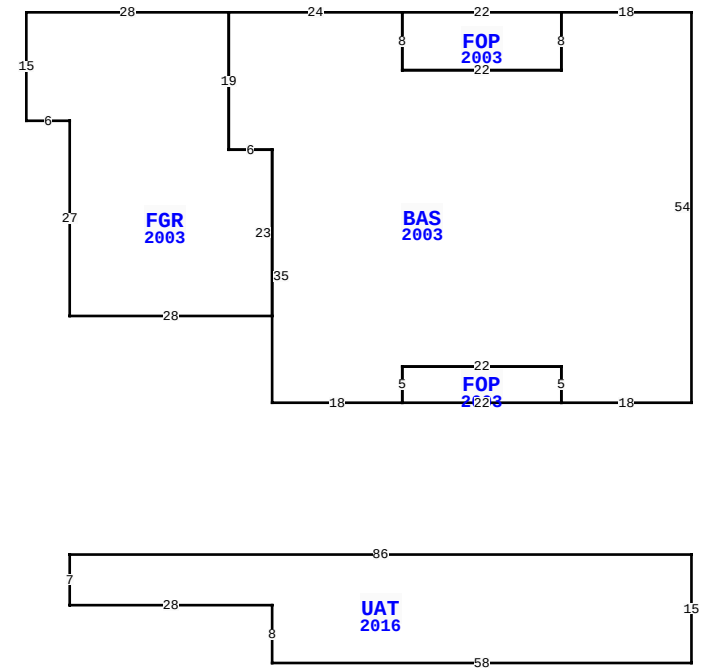
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,960	100	2003	2,960	363,050
FGR	1,152	55	2003	634	77,762
FOP	110	30	2003	33	4,047
FOP	176	30	2003	53	6,501
UAT	1,066	10	2016	107	13,124
TOTALS	5,464			3,787	464,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,787	129.7890	136.28	516,092	2003	2005	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2026 Heated Area: 2960 HX Base Yr



87622 ROSES BLUFF RD, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		464,483
TOTAL MARKET OB/XF VALUE		64,132
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		618,615
SOH/AGL Deduction		0
ASSESSED VALUE		618,615
TOTAL EXEMPTION VALUE	10	618,615
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		618,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2003424	H/AC	0	05/01/2020
B1705541	SCRN ENCLSRE	29,766	09/01/2017
B1704803	SWIM POOL	48,400	08/01/2017
E14538	ELEC OTHER	3,000	03/01/2005
M09437	MECH OTHER	0	03/01/2005
P09169	OTHER	0	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/590	6/27/2025	WD	Q	I	01	650,000
GRANTOR: DOODLEBUG FAMILY TRUS						
GRANTEE: CHARIS EATING DISOR						
2272/0968	5/02/2019	WD	U	I	11	100
GRANTOR: GRAVELY MCDIARMID M &						
GRANTEE: DOODLEBUG FAMILY TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 FOP=[YR=2003] W22 S8 E22 N8 $ S8 W22 N8 W24 FGR=[YR=2003] W28 S15 E6 S27 E28 N23 W6 N19 $ S19 E6 S35 E18 FOP=[YR=2003] E22 N5 W22 S5 $ N5 E22 S5 E18 N54 $ PTR= S75 UAT=[YR=2016] S15 W58 N8 W28 N7 E86 $ N75$.

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	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
4	0911	SCRN RM A	0	0	55	24	1,320.00	SF	18.00	18.00	100	2017	2017	3	70	16,632	

LAND DESCRIPTION

TOTAL OB/XF 64,132

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	90,000.00	90,000.00	90,000							

REVIEW DATE 02/23/2024 BY DJA Total Acres: 1.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/09/2026 BY SYS