

PT SEC 42, 43-3N-28E &
PT LOTS 29, 33, 37
IN OR 2862/999

KATO AARON & DONNA GAYLE L/E/
87672 ROSES BLUFF RD
YULEE, FL 32097

2026

42-3N-28-5080-0029-0060



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100		0500	01	5,448	112.1950	186.24	1,014,636	2016	2016	0	0	0	4.00	96.00	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100		1 SFR CUST 100% - 2017										Heated Area: 4111										HX Base Yr 2017									
Roof Cover	13	STAND SEAM 100																BUILDING MARKET VALUE															
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE															
Interior Floo	13	LVT/LAMNT 90																TOTAL LAND VALUE - MARKET															
Interior Floo	11	CLAY TILE 10																TOTAL MARKET VALUE															
Air Condition	03	CENTRAL 100																SOH/AGL Deduction															
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE															
Bedrooms		3 100																TOTAL EXEMPTION VALUE															
Bathrooms		3.5 100																BASE TAXABLE VALUE															
Frame	03	MASONRY 100																TOTAL JUST VALUE															
Stories	1.	1. 100																NCON VALUE															
Units		0 100																INCOME VALUE															
Occupancy	00	NONE 100																PREVIOUS YEAR MKT VALUE															
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																												
BAL	20	15	2016	3	537																												
BAS	3,634	100	2016	3,634	649,724																												
FDG	726	60	2016	436	77,953																												
FOP	860	30	2016	258	46,128																												
FSP	1,195	40	2016	478	85,462																												
FUS	400	100	2016	400	71,516																												
SFB	96	80	2016	77	13,766																												
STR	30	10	2016	3	537																												
STR	50	10	2016	5	894																												
UDG	280	55	2016	154	27,534																												
TOTALS	7,291			5,448	974,051																												
EXTRA FEATURES						87672 ROSES BLUFF RD, YULEE										BLD DATE				LGL DATE				03/25/2026				MLU					
						XF DATE				LAND DATE																							
						INC DATE				AG DATE																							
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																
3	0351	CARPORT MT	0	100	44	22	968.00	SF	10.00	10.00	100	2021	2021	3	86	8,325																	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000																	
6	0912	SCRN RM G	0	100	0	0	1,855.00	SF	21.00	21.00	100	2026	2025		100	38,955																	