



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

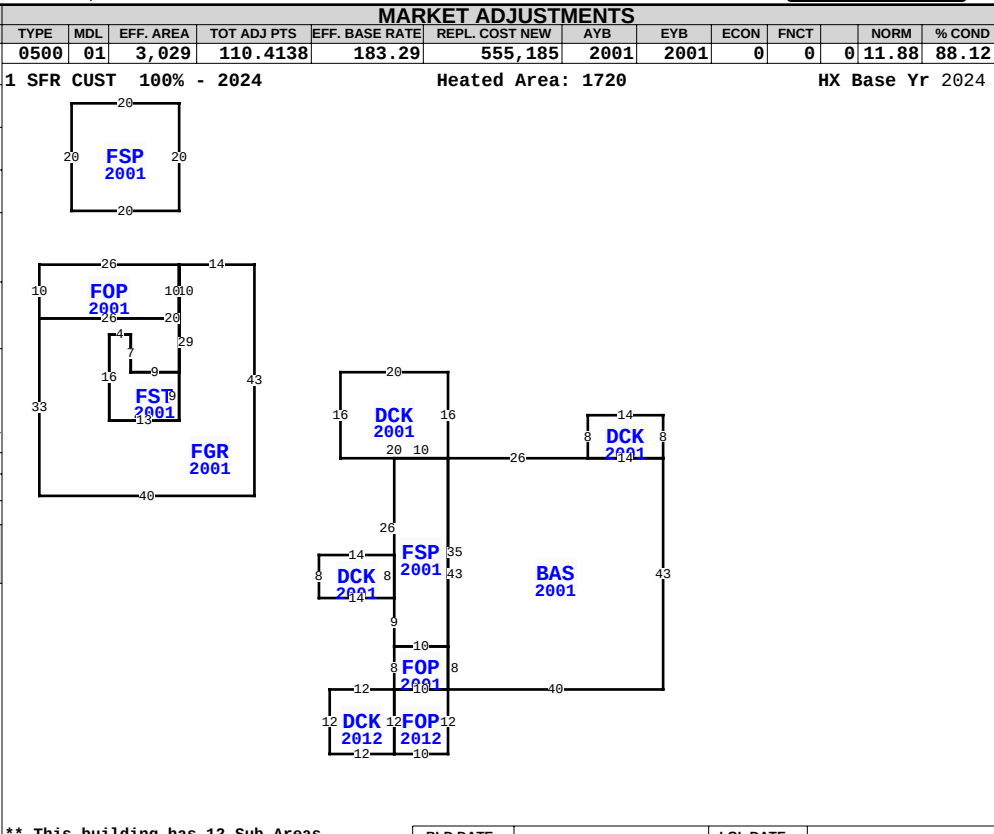
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	2001	1,720	277,806
DCK	112	10	2001	11	1,776
DCK	112	10	2001	11	1,776
DCK	320	10	2001	32	5,168
DCK	144	10	2012	14	2,261
FGR	1,315	55	2001	723	116,776
FOP	80	30	2001	24	3,876
FOP	260	30	2001	78	12,599
FOP	120	30	2012	36	5,814
FSP	350	40	2001	140	22,612
TOTALS	5,078			3,029	489,229

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
1	0300	BOAT DCK W	0	100	0	0	361.00	SF	40.00	40.00	100	1990	1990	3	20	2,888	
2	0940	SHEDS/PORT	0	100	18	8	144.00	SF	30.00	30.00	100	1970	1970	3	20	864	
5	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	
6	0510	GARAGE WD-	0	100	30	28	840.00	SF	35.00	35.00	100	2005	2005	3	32	9,408	
9	0350	CARPORT WD	0	100	0	0	180.00	SF	13.00	13.00	100	2008	2008	3	27	632	
10	0302	FLT DOCK C	0	100	0	0	96.00	SF	50.00	50.00	100	2008	2008	3	27	1,296	
11	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2008	2008	3	27	540	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	RES CREEK	100		OR	400.00	200.00	3.84	AC		1.00	1.00	0.75	300,000.00	225,000.00	863,100							



** This building has 12 Sub-Areas

87000 ROSES BLUFF RD, YULEE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						489,229						
TOTAL MARKET OB/XF VALUE						58,128						
TOTAL LAND VALUE - MARKET						863,100						
TOTAL MARKET VALUE						1,410,457						
SOH/AGL Deduction						769,706						
ASSESSED VALUE						640,751						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						589,340						
TOTAL JUST VALUE						1,410,457						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						902,787						
PERMIT NUM				DESCRIPTION				AMT		ISSUED		
B0514817				SWIM POOL				30,000		01/01/2005		
M015035				H/AC				0		05/01/2001		
B07707				NEW CONSTR				175,000		11/01/2000		
94-0227				REPAIR/RRF				4,600		03/01/1994		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2312/1500		10/11/2019		WD	U	I	11	100				
GRANTOR:STUART H DAVIS JR REV												
GRANTEE:DAVIS STUART H III												
1043/0181		3/12/2002		WD	Q	I	01	100				
GRANTOR:DAVIS STUART H JR & N												
GRANTEE:DAVIS STUART JR & N												
BUILDING NOTES												
BUILDING DIMENSIONS												
FST=[YR=2001] W9 N7 W4 S16 E13 N9 \$ FGR=[YR=2001] N20												
FOP=[YR=2001] W26 S10 E26 N10 \$ S10 W26 S33 E40 N43 W14 S29												
W13 N16 E4 S7 E9 \$ PTR= E30 DCK=[YR=2001] E20 S16												
BAS=[YR=2001] E26 DCK=[YR=2001] N8 E14 S8 W14 \$ E14 S43 W40												
FOP=[YR=2012] S12 W10 DCK=[YR=2012] W12 N12 E12 S12\$ N12												
FOP=[YR=2001] N8 FSP=[YR=2001] N9 DCK=[YR=2001] W14 N8 E14												
S8 \$ N26 E10 S35 W10 \$ E10S8 W10 \$ E10 \$ N43 \$ W20 N16 \$W30 \$												
PTR= N30 FSP=[YR=2001] N20 W20 S20 E20 \$ S30 \$.												