IN OR 2797/822

MALCOLM BOBBE B L/E/
86002 RUSH RD
YULEE, FL 32097

2026

52-3N-27-0000-0002-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA: 04

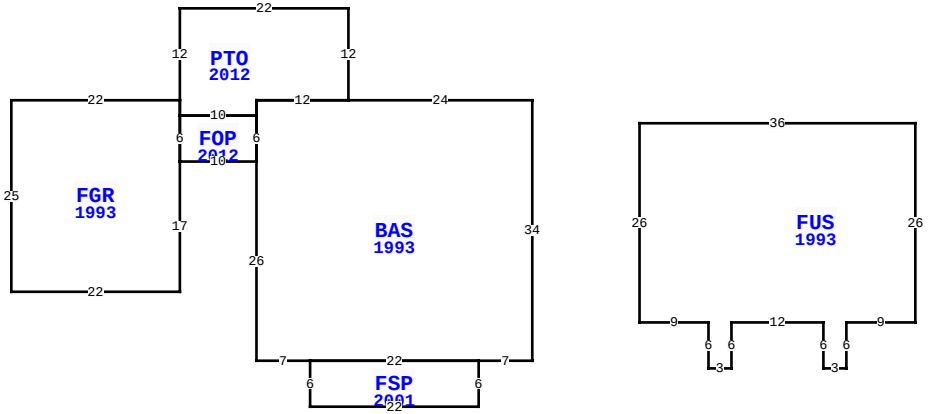
NEIGHBORHOOD/LOC: 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1993	1,224	114,333
FGR	550	55	1993	302	28,210
FOP	60	30	2012	18	1,682
FSP	132	40	2001	53	4,951
FUS	972	100	1993	972	90,794
PTO	284	5	2012	14	1,307
TOTALS	3,222			2,583	241,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,583	109.8240	115.32	297,872	1978	1978	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2001 Heated Area: 2196 HX Base Yr 2001



86002 RUSH RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1981	1981	04	85	42,500	
3	0680	POLE SHED	0	100	20	32	640.00	SF	10.00	10.00	100	1981	1981	3	20	1,280	
4	0940	SHEDS/PORT	0	100	24	17	408.00	SF	30.00	30.00	100	1990	1990	3	20	2,448	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	241,276
TOTAL MARKET OB/XF VALUE	47,698
TOTAL LAND VALUE - MARKET	312,500
TOTAL MARKET VALUE	601,474
SOH/AGL Deduction	356,119
ASSESSED VALUE	245,355
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	188,944
TOTAL JUST VALUE	601,474
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	526,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
970657	REPAIR/RRF	5,000	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/822	6/24/2025	LE	U	I	11	100
GRANTOR: MALCOLM BOBBE B						
GRANTEE: LEONE KERI KATHLEEN						
0937/0930	6/22/2000	WD	U	I		300,000
GRANTOR: COLSTON COLUMBUS T &						
GRANTEE: MALCOLM MICHAEL & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 W12 S2 S6 S26 E7 E22 E7 N34 $
FUS=[YR=1993;ORIG=50,29] N26 W36 S26 E9 S6 E3 N6 E12 S6 E3 N6 E9 $
FGR=[YR=1993;ORIG=-46,0] W22 S25 E22 N17 N6 N2 $
PTO=[YR=2012;ORIG=-24,0] N12 W22 S12 S2 E10 N2 E12 $
FSP=[YR=2001;ORIG=-29,34] S6 E22 N6 W22 $
FOP=[YR=2012;ORIG=-46,8] E10 N6 W10 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 47,698

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	000131	C	RES CREEK	100		OR	250.00	400.00	250.00	FF		1.00	1.00	1.00	1,250.00	1,250.00	312,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 07/09/2026 BY SYS