

LOT 3
IN OR 2031/1127
ROSES BLUFF SUB PB 7/110

GORMAN ERIC J & LISA M
97694 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

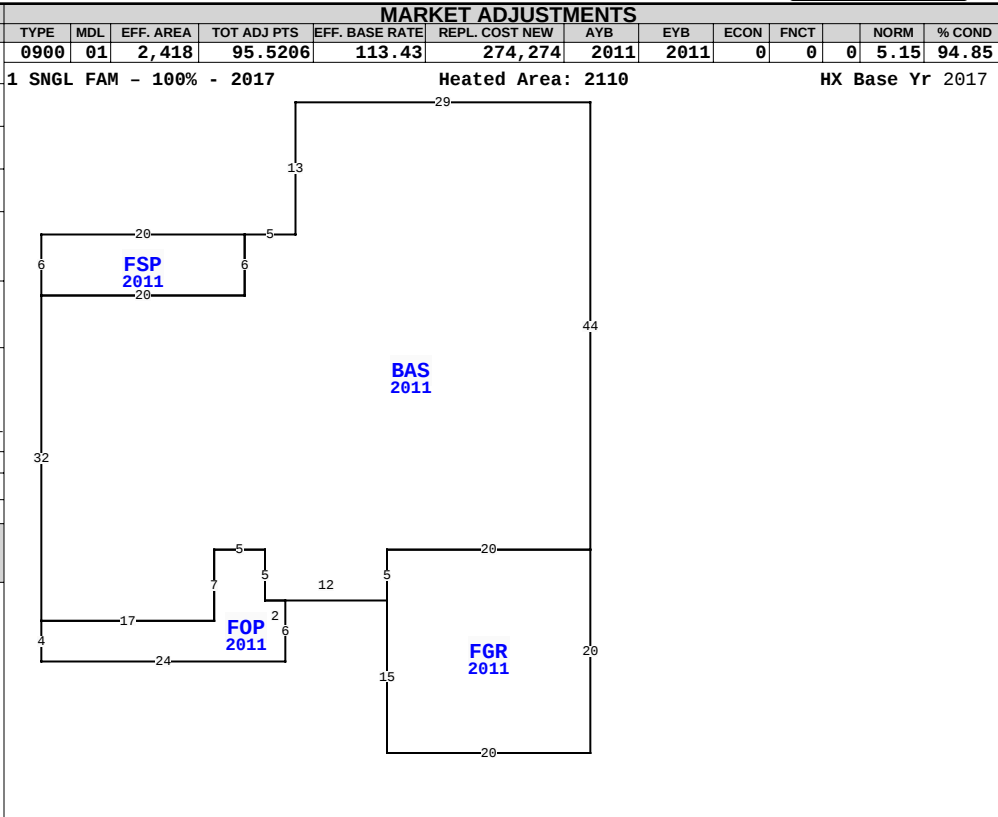
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100	2,110	227,011
FGR	400	55	220	23,670
FOP	135	30	40	4,303
FSP	120	40	48	5,165

TOTALS	2,765	2,418	260,149
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	898.00	SF	5.20	5.20	100	2011
2	0810	CONCRETE A	0 100	26	3	78.00	SF	6.50	6.50	100	2011
3	0855	CONC PAVER	0 100	25	18	450.00	SF	10.00	10.00	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	RS-1	0.00	0.00	1.00	LT	1.00



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/15/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
9,045											

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9,045											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	260,149		
TOTAL MARKET OB/XF VALUE	9,045		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	344,194		
SOH/AGL Deduction	133,220		
ASSESSED VALUE	210,974		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	155,974		
TOTAL JUST VALUE	344,194		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	278,965		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24117	CO ISSUED	0	03/24/2011
M15872	H/AC	0	01/01/2011
P14549	NEW CONSTR	0	12/01/2010
B24117	NEW CONSTR	232,356	11/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2031/1127	3/01/2016	WD Q	I	I	01
GRANTOR: HERNANDEZ JOSEPH & JA					
GRANTEE: GORMAN ERIC J & LIS					
1741/1784	6/01/2011	WD Q	I	I	02
GRANTOR: D R HORTON INC					
GRANTEE: HERNANDEZ JOSEPH &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W29 S13 W5 FSP=[YR=2011] W20 S6 E20 N6\$ S6 W20 S32 FOP=[YR=2011] S4E24 N6 W2 N5 W5 S7 W17\$ E17 N7E5 S5 E12 FGR=[YR=2011] S15 E20 N20W20 S5\$ N5 E20 N44\$.											