LOT 23
ROSES BLUFF SUB PB 7/110

LEONARD LEO P JR & ROXANNE
97400 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0023-0000

BUILDING CHARACTERISTICS

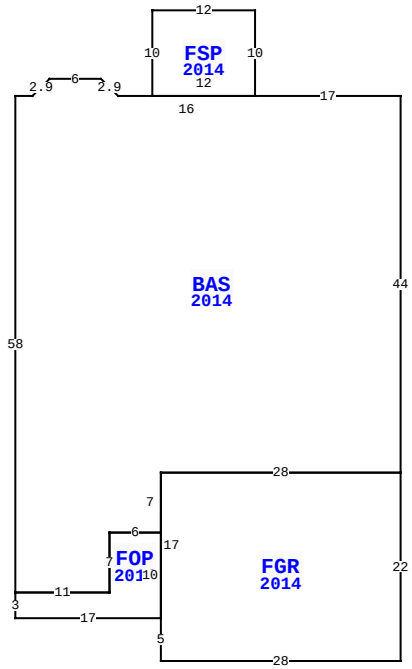
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,192	100	2,192	260,028
FGR	616	55	339	40,215
FOP	93	30	28	3,321
FSP	120	40	48	5,694
TOTALS	3,021		2,607	309,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,607	103.6800	123.12	320,974	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2020 Heated Area: 2192 HX Base Yr 2020



97400 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 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		309,258
TOTAL MARKET OB/XF VALUE		5,676
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		389,934
SOH/AGL Deduction		171,534
ASSESSED VALUE		218,400
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		163,400
TOTAL JUST VALUE		389,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327694	CO ISSUED	0	03/01/2014
B1327694	NEW CONSTR	271,996	09/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1076	11/22/2019	WD	Q	I	01	289,800
GRANTOR: PODMOSTKO CHARLES J &						
GRANTEE: LEONARD LEO P JR &						
1918/0416	5/13/2014	SW	Q	I	02	210,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PODMOSTKO CHARLES J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FSP=[YR=2014] N10 W12 S10 E12 $ W16 U2 L2 W6 D2 L2 W2 S58 FOP=[YR=2014] S3 E17 FGR=[YR=2014] S5 E28 N22 W28 S17 $ N10 W6 S7 W11 $ E11 N7 E6 N7 E28 N44 $.

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	0811	CONCRETE B	0	100	0	0	1,149.00	SF	5.20	5.20	100	2014	2014	3	95	5,676	

LAND DESCRIPTION

TOTAL OB/XF 5,676

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	000116	C	SFR MARSH	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS