

LOT 27
IN OR 1949/1651
ROSES BLUFF SUB PB 7/110

WINCEK MARK E & CADEY J
97358 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0027-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,014	100	2,014	206,526
FGR	628	55	345	35,378
FOP	114	30	34	3,487
FSP	192	40	77	7,896
FUS	2,061	100	2,061	211,346
STR	51	10	5	513

TOTALS	5,060		4,536	465,145
--------	-------	--	-------	---------

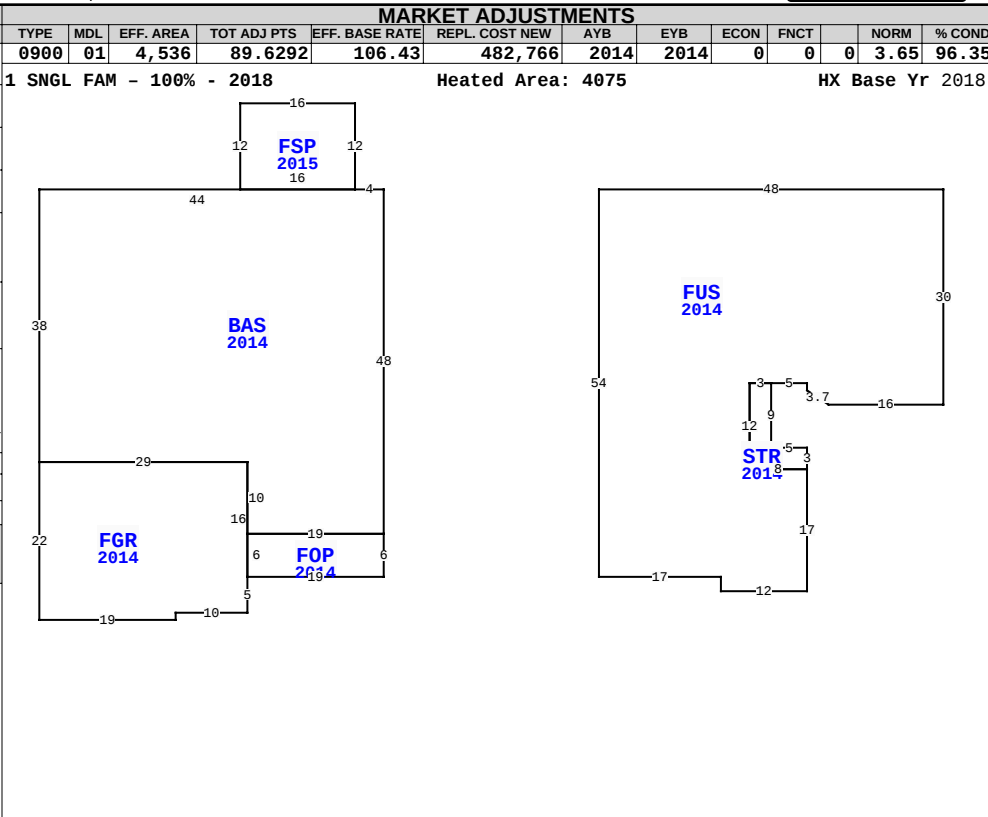
EXTRA FEATURES	
----------------	--

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0811	CONCRETE B	0	100	0	0	1,241.00	SF	5.20	5.20	100	2014	2014	3	95	6,131	
3	0476	VF 6 SBPL	0	100	0	0	155.00	LF	32.00	32.00	100	2020	2020	3	98	4,861	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588	
5	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2020	2020	3	95	3,800	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	
7	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2022	2022	3	100	35,700	
8	0855	CONC PAVER	0	100	0	0	1,035.00	SF	10.00	10.00	100	2022	2022	3	100	10,350	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	

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	000100	C	SFR	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	11/07/2022	BY	DJ
-------------	------------	----	----



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

TOTAL OB/XF										67,119
-------------	--	--	--	--	--	--	--	--	--	--------

TOTAL OB/XF										67,119
-------------	--	--	--	--	--	--	--	--	--	--------

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
------------------------	--	--	--	--	--	--	--	--	--	-------------	---

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		465,145
TOTAL MARKET OB/XF VALUE		67,119
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		607,264
SOH/AGL Deduction		199,243
ASSESSED VALUE		408,021
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,021
TOTAL JUST VALUE		607,264
NCON VALUE		48,050
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004803	SWIM POOL	95,000	03/29/2022
B1428919	CO ISSUED	0	11/21/2014
B1428919	NEW CONSTR	486,169	06/01/2014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004803	SWIM POOL	95,000	03/29/2022
B1428919	CO ISSUED	0	11/21/2014
B1428919	NEW CONSTR	486,169	06/01/2014

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2014] W4 FSP=[YR=2015] N12 W16 S12 E16\$ W44 S38 FGR=[YR=2014] S22 E19 N1 E10 N5FOP=[YR=2014] E19 N6 W19 S6 \$ N16 W29 \$ E29 S10 E19 N48 \$ PTR= E30 FUS=[YR=2014] E48 S30 W16 U2 L3 N1 W5 STR=[YR=2014] S9 E5 S3 W8 N12 E3\$ W3 S12 E8 S17 W12 N2 W17 N54\$ W30 \$.						