LOT 36
IN OR 1846/1472
ROSES BLUFF SUB PB 7/110

MORESI JOSEPH J & JANET L
97236 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

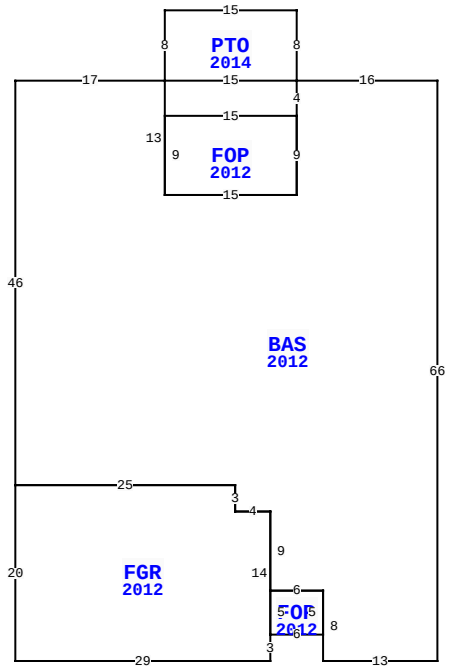
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,357	100	2,357	262,631
FGR	568	55	312	34,765
FOP	30	30	9	1,003
FOP	135	30	40	4,457
PTO	120	5	6	668
TOTALS	3,210		2,724	303,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,724	98.4096	116.86	318,327	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2014 Heated Area: 2357 HX Base Yr 2014



97236 BLUFF VIEW CIR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,525
TOTAL MARKET OB/XF VALUE		9,042
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		387,567
SOH/AGL Deduction		184,267
ASSESSED VALUE		203,300
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		148,300
TOTAL JUST VALUE		387,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429064	SCRROOM	4,078	07/01/2014
B25907	CO ISSUED	0	09/13/2012
E25149	NEW CONSTR	0	06/01/2012
M17286	H/AC	0	06/01/2012
P15865	NEW CONSTR	0	05/01/2012
E24976	NEW CONSTR	0	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/1868	9/02/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MOSRESI JOSEPH J &						
1846/1472	3/12/2013	WD	Q	I	02	200,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MORESI JOSEPH J & J						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,238.00	SF	4.00	4.00	100	2012	2012	3	94	4,655	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2012	2012	3	94	183	
3	0911	SCRN RM A	0	100	8	15	120.00	SF	17.50	17.50	100	2014	2014	3	70	1,470	
4	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2014	2014	3	89	2,734	

BUILDING DIMENSIONS

BAS=[YR=2012] W16PTO=[YR=2014] N8 W15 S8 E15$ S4
FOP=[YR=2012] W15 S9 E15 N9 $ S9 W15 N13 W17 S46
FGR=[YR=2012] S20 E29 N3 FOP=[YR=2012] E6 N5 W6 S5$ N14 W4 N3 W25$ E25 S3 E4 S9 E6 S8 E13 N66$.

LAND DESCRIPTION

TOTAL OB/XF 9,042

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	000100	C	SFR	100	0003	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