

VORRASO JOHN WILLIAM & NANCY J
97058 BLUFF VIEW CR
YULEE, FL 32097

42-3N-28-1870-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70
Exterior Wall16WD FR STUC 30
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo12HARDWOOD 70
Interior Floor11CLAY TILE 30
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories Units1.N/A 100
 1.100
 0 100
Occupancy00NONE 100

Quality01Quality Level 01
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4063.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS2,3061002,306266,231
FGR5805531936,829
FOP303091,039
FSP15840637,273
TOTALS3,0742,697311,373

MARKEADJUSTMENTS

TYPETOT MDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,697101.4336120.45324,85420132013004.1595.85

1 SNGL FAM - 100% - 2014Heated Area: 2306HX Base Yr 2014

FSP2013BAS2013FGR2013EOP2013

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE311,373
TOTAL MARKET OB/XF VALUE39,061
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE425,434
SOH/AGL Deduction203,740
ASSESSED VALUE221,694
TOTAL EXEMPTION VALUEHX HB VX DX60,000
BASE TAXABLE VALUE161,694
TOTAL JUST VALUE425,434
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE342,004

PERMIT NUMDESCRIPTIONAMTISSUED

B1327190SWIM POOL25,00005/01/2013
B1226697CO ISSUED004/24/2013
B1326987ADDITIO003/01/2013
B1226697NEW CONSTR271,35712/01/2012
P1216281NEW CONSTR012/01/2012

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNSALE PRICE

1968/11513/06/2015QC U I 11100

GRANTOR: DRH ENERGY INC

GRANTEE:VORRASO JOHN WILLIA

1854/12544/30/2013WDXQI 01209,200

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:VORRASO JOHN WILLIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W3 U2 L2 W6 D2 L2 W3 S4 FSP=[YR=2013] W18 S6 D3 R3 E15 N9 \$ S9 W15 U3 L3 N10 W14 S20 D2 R3 S5 D2 L3 S17 FGR=[YR=2013] S20 E29 N3 FOP=[YR=2013] E6 N5 W6 S5 \$ N17 W29\$ E29 S12 E6 S8 E13 N66 \$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITSUNIT TYPEDPHTFACT% CONDTOT UNITPRICEADJ UNITPRICELAND OTHER ADJUSTMENTSYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/02/2018BYKWXTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS