

LOT 53
IN OR 1503/81
ROSES BLUFF SUB PB 7/110

ROBBINS JOHN H & SONYA G
97595 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0053-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4063.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2,564	269,570
FGR	838	55	461	48,468
FOP	80	30	24	2,523
FOP	316	30	95	9,988
FUS	474	100	474	49,834

TOTALS	4,272	3,618	380,385
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0812	CONCRETE C	0 100	0	0	1,826.00	SF	4.00	4.00
3	0861	POOL GUNIT	0 100	0	0	413.00	SF	85.00	85.00
4	0845	KOOL DECK	0 100	0	0	709.00	SF	7.25	7.25
5	0911	SCRN RM A	0 100	0	0	1,065.00	SF	17.50	17.50
6	0855	CONC PAVER	0 100	0	0	35.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100	0006	RS-1	0.00	0.00	1.00

REVIEW DATE	05/02/2018	BY	KWX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,618	95.6610	113.60	411,005	2007	2007	0	0	7.45	92.55	
1 SNGL FAM - 100% - 2008 Heated Area: 3038 HX Base Yr 2008												

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

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	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0 100	0	0	1,826.00	SF	4.00	4.00	100	2007	2007	3	89	6,501	
3	0861	POOL GUNIT	0 100	0	0	413.00	SF	85.00	85.00	100	2008	2008	3	56	19,659	
4	0845	KOOL DECK	0 100	0	0	709.00	SF	7.25	7.25	100	2008	2008	3	90	4,626	
5	0911	SCRN RM A	0 100	0	0	1,065.00	SF	17.50	17.50	100	2008	2008	3	40	7,455	
6	0855	CONC PAVER	0 100	0	0	35.00	SF	10.00	10.00	100	2008	2008	3	90	315	

TOTAL OB/XF										41,776						
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
1	000134	C	SFR POND	100	0006	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,385	
TOTAL MARKET OB/XF VALUE		41,776	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		497,161	
SOH/AGL Deduction		225,635	
ASSESSED VALUE		271,526	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		216,526	
TOTAL JUST VALUE		497,161	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20969	SWIM POOL	33,858	01/01/2008
B20968	SCRN ENCLOSURE	9,846	01/01/2008
M12120	MECH OTHER	0	10/01/2006
C17988	CO ISSUED	0	06/01/2006
E0617565	ELEC OTHER	4,000	06/01/2006
B0617988	NEW CONSTR	261,096	06/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0503/0081	6/04/2007	WD	Q	I		389,000			

GRANTOR: AMERICAN HOMEBUILDERS
GRANTEE: ROBBINS JOHN H & SO

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BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W24 FOP=[YR=2007] N4 W33 S4 D3 R3 S4 E25 N4 U3 R3 E2 \$ W2 D3 L3 S4 W25 N4 U3 L3 W7 D3 L3 S37 FGR=[YR=2007] S37 E10 S2 E12 N39 W22 \$ E25 FOP=[YR=2007] S5 E9 N10 W7 S5 W2 \$ E2 N5 E7 S8 E13 N2 E8 S4 E12 N45 \$ PTR=E30 FUS=[YR=2007] E25 S21 W8 N3 W17 N18 \$ W30 \$.									