LOT 66
IN OR 1908/1908
ROSES BLUFF SUB PB 7/110

MOESCHING CARL & CAROL
97245 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

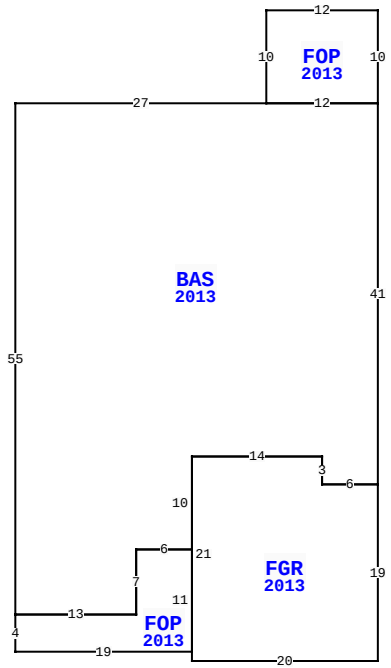
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,781	100	1,781	212,942
FGR	422	55	232	27,739
FOP	118	30	35	4,185
FOP	120	30	36	4,305
TOTALS	2,441		2,084	249,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	105.0462	124.74	259,958	2013	2013	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2015 Heated Area: 1781 HX Base Yr 2015



97245 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		249,170
TOTAL MARKET OB/XF VALUE		6,215
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		330,385
SOH/AGL Deduction		177,019
ASSESSED VALUE		153,366
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,366
TOTAL JUST VALUE		330,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327217	CO ISSUED	0	01/21/2014
B1327217	NEW CONSTR	213,612	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/1908	3/24/2014	SW	Q	I	02	177,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MOESCHING CARL & CA						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S55 FOP=[YR=2013] S4 E19 FGR=[YR=2013] S1 E20 N19 W6 N3 W14 S21 $ N11 W6 S7 W13 $ E13 N7 E6 N10 E14 S3 E6 N41 W12 $ E12 N10 $.

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	1,258.00	SF	5.20	5.20	100	2013	2013	3	95	6,215	

LAND DESCRIPTION

TOTAL OB/XF 6,215

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		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