

LOT 46
IN OR 1854/1254
ROSES BLUFF SUB PB 7/110

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

2024

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



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	12	HARDWOOD 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		N/A 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	2,306	100	2,306	278,782
FGR	580	55	319	38,565
FOP	30	30	9	1,088
FSP	158	40	63	7,617
TOTALS	3,074		2,697	326,052

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	507.00	SF	10.00	10.00
2	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00
3	0811	CONCRETE B	0 100	0	0	1,388.00	SF	5.20	5.20
4	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,697	101.4336	126.79	341,953	2013	2013	0	0
1 SNGL FAM - 100% - 2014									
Heated Area: 2306									
HX Base Yr 2014									
97058 BLUFF VIEW CIR, YULEE									
BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU									
XF DATE									
INC DATE									

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	0855	CONC PAVER	0 100	0	0	507.00	SF	10.00	10.00	100	2013	2013	3	94	4,766	
2	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2013	2013	3	71	21,726	
3	0811	CONCRETE B	0 100	0	0	1,388.00	SF	5.20	5.20	100	2013	2013	3	94	6,785	
4	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2013	2013	3	85	4,080	
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	

TOTAL OB/XF									
37,612									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					326,052				
TOTAL MARKET OB/XF VALUE					37,612				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					438,664				
SOH/AGL Deduction					210,319				
ASSESSED VALUE					228,345				
TOTAL EXEMPTION VALUE					HX HB VX DX 60,000				
BASE TAXABLE VALUE					168,345				
TOTAL JUST VALUE					438,664				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					425,434				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327190	SWIM POOL	25,000	05/01/2013
B1226697	CO ISSUED	0	04/24/2013
B1326987	ADDITION	0	03/01/2013
B1226697	NEW CONSTR	271,357	12/01/2012
P1216281	NEW CONSTR	0	12/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1968/1151	3/06/2015	QC	U	I	11	100	
GRANTOR: DRH ENERGY INC							
GRANTEE: VORRASO JOHN WILLIA							
1854/1254	4/30/2013	WD	Q	I	01	209,200	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: VORRASO JOHN WILLIA							

BUILDING NOTES									
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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 S N17 W29S E29 S12 E6 S8 E13 N66 \$.									