

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

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

2024

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	282,228
FGR	838	55	461	50,743
FOP	80	30	24	2,642
FOP	316	30	95	10,457
FUS	474	100	474	52,175

TOTALS	4,272		3,618	398,245
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,826.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	413.00	SF	85.00	
4	0845	KOOL DECK	0 100	0	0	709.00	SF	7.25	
5	0911	SCRN RM A	0 100	0	0	1,065.00	SF	17.50	
6	0855	CONC PAVER	0 100	0	0	35.00	SF	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	RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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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	119.58	432,640	2007	2007	0	0	7.95	92.05
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

TOTAL OB/XF											
39,278											

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39,278											

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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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		398,245	
TOTAL MARKET OB/XF VALUE		39,278	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		512,523	
SOH/AGL Deduction		232,851	
ASSESSED VALUE		279,672	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		224,672	
TOTAL JUST VALUE		512,523	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		497,161	

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 / I	V / I	RSN CD
0503/0081	6/04/2007	WD Q	I		
					389,000

GRANTOR: AMERICAN HOMEBUILDERS					
GRANTEE: ROBBINS JOHN H & SO					

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 \$.					