

LOT 54
IN OR 2328/939
ROSES BLUFF SUB PB 7/110

RICHARDSON MATTHEW & NICOLE
97581 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0054-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
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
NEIGHBORHOOD/LOC		4063.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,522	100	2,522	271,329
FGR	814	55	448	48,198
FOP	75	30	22	2,367
FOP	155	30	46	4,949
FUS	530	100	530	57,020
TOTALS		4,096	3,568	383,863

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,568	93.5550	116.94	417,242	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM - 100% - 2022

Heated Area: 3052

HX Base Yr

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 3052. The plan includes several rooms and areas, each labeled with a code and year (2007):

- BAS 2007** (Bathroom): Located in the upper left, with a dimension of 51.
- FOP 2007** (Front Office/Parlor): Located in the upper right, with dimensions 18, 5, 4.2, 4.2, 7, 15, 10, 14, and 11.
- FGR 2007** (Front Garden/Rear): Located in the lower left, with dimensions 34, 6, 11, 6, 36, 12, 10, 3, 3, 3, 12, 4, 4, 7, and 4.
- FUS 2007** (Front Utility/Storage): Located in the lower right, with dimensions 15, 12, 10, 14, 25, and 26.

At the bottom of the page, there is a table with the following information:

BLD DATE	03/03/2023	NW	LGL DATE	06/15/2023	ML
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