LOT 56
IN OR 1870/1420
ROSES BLUFF SUB PB 7/110

HUANG GUO XU & XIU ZHEN
13425 GERONA DR N
JACKSONVILLE, FL 32246

2024

42-3N-28-1870-0056-0000

BUILDING CHARACTERISTICS

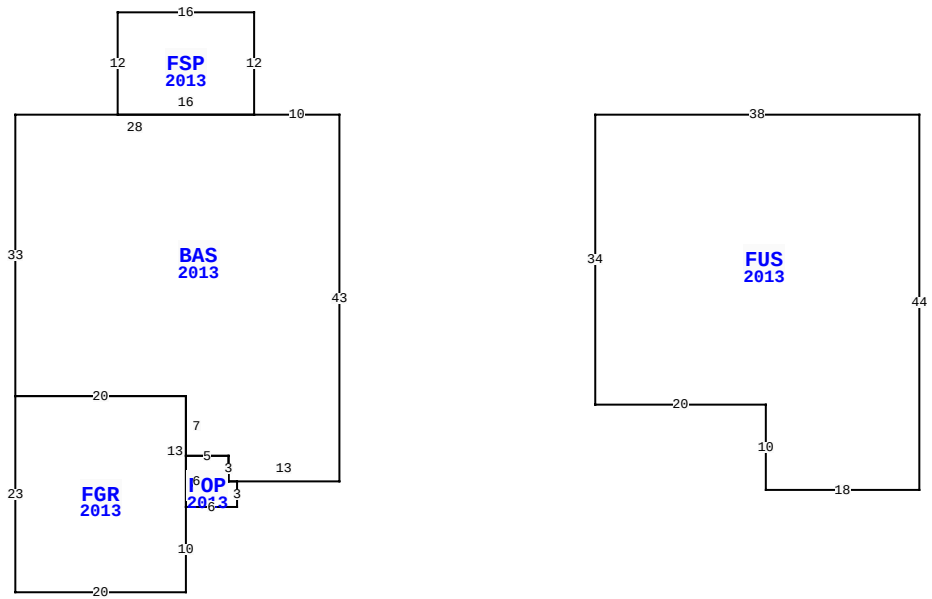
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,419	100	1,419	158,100
FGR	460	55	253	28,188
FOP	33	30	10	1,115
FSP	192	40	77	8,579
FUS	1,472	100	1,472	164,005
TOTALS	3,576		3,231	359,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,231	93.4812	116.85	377,542	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 0% - 0 Heated Area: 2891 HX Base Yr



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

97549 BLUFF VIEW CIR, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	359,986
TOTAL MARKET OB/XF VALUE	5,910
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	440,896
SOH/AGL Deduction	69,040
ASSESSED VALUE	371,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,856
TOTAL JUST VALUE	440,896
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C001	CO ISSUED	0	02/08/2013
E25328	NEW CONSTR	0	08/01/2012
B26229	NEW CONSTR	323,395	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1870/1420	7/19/2013	SW	Q	I	02	224,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HUANG GUO XU & XIU						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FSP=[YR=2013] N12 W16 S12 E16 $ W28 S33 FGR=[YR=2013] S23 E20 N10 FOP=[YR=2013] E6 N3 W1 N3 W5 S6 $ N13 W20 $ E20 S7 E5 S3 E13 N43 $ PTR= E30 FUS=[YR=2013] E38 S44 W18 N10 W20 N34 $ W30 $.

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	0	0	0	1,209.00	SF	5.20	5.20	100	2013	2013	3	94	5,910	

LAND DESCRIPTION

TOTAL OB/XF 5,910

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS