

LOT 3
IN OR 2031/1127
ROSES BLUFF SUB PB 7/110

GORMAN ERIC J & LISA M
97694 BLUFF VIEW CIRCLE
YULEE, FL 32097

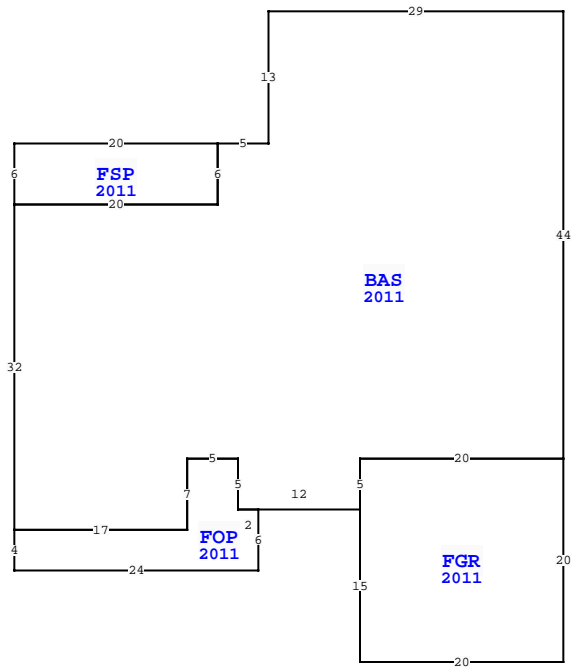
2025

42-3N-28-1870-0003-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	11	CLAY TILE 100	
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	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4063.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,110	100	2011
FGR	400	55	2011
FOP	135	30	2011
FSP	120	40	2011
TOTALS	2,765		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,418	116.7474	116.75	282,302	2011	2011	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2017 Heated Area: 2110 HX Base Yr 2017											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			264,940
TOTAL MARKET OB/XF VALUE			8,850
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			398,790
SOH/AGL Deduction			175,185
ASSESSED VALUE			223,605
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			167,883
TOTAL JUST VALUE			398,790
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24117	CO ISSUED	0	03/24/2011
M15872	H/AC	0	01/01/2011
P14549	NEW CONSTR	0	12/01/2010
B24117	NEW CONSTR	232,356	11/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1127	3/01/2016	WD Q	Q	I	01	248,000
GRANTOR: HERNANDEZ JOSEPH & JA						
GRANTEE: GORMAN ERIC J & LIS						
1741/1784	6/01/2011	WD Q	Q	I	02	191,000
GRANTOR: D R HORTON INC						
GRANTEE: HERNANDEZ JOSEPH &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	100	0	898.00	SF	5.20	5.20	100	2011
2	0810	CONCRETE A	0	100	26	78.00	SF	6.50	6.50	100	2011
3	0855	CONC PAVER	0	100	25	450.00	SF	10.00	10.00	100	2012

TOTAL OB/XF												8,850
BLD DATE	03/03/2023	NW	LGL DATE	04/03/2025	MLU							
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W29 S13 W5 FSP=[YR=2011] W20 S6 E20 N6\$ S6 W20 S32 FOP=[YR=2011] S4E24 N6 W2 N5 W5 S7 W17\$ E17 N7E5 S5 E12 FGR=[YR=2011] S15 E20 N20W20 S5\$ N5 E20 N44\$.											

LAND DESCRIPTION												TOTAL OB/XF												8,850
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							