

LOT 7
IN OR 1878/72
ROSES BLUFF SUB PB 7/110

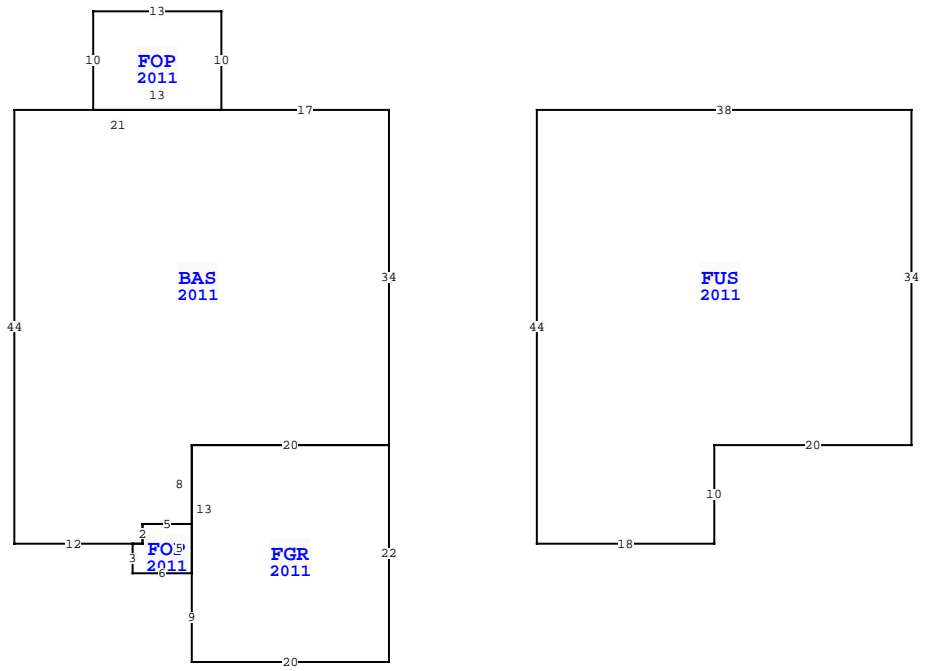
SMITH JAMES I &/O'DWYER JENNIFER M
O'DWYER JENNIFER M (JT/RS), 97636 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0007-0000

ELEMENT		CD	CONSTRUCTION
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	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
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	1,462	100	2011
FGR	440	55	2011
FOP	28	30	2011
FOP	130	30	2011
FUS	1,472	100	2011
TOTALS	3,532		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,223	112.5344	112.53	362,684	2011	2011	0	0	6.15	93.85
1 SINGLE FAM - 100% - 2014 Heated Area: 2934 HX Base Yr 2014											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			340,379
TOTAL MARKET OB/XF VALUE			5,278
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			470,657
SOH/AGL Deduction			240,076
ASSESSED VALUE			230,581
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			179,859
TOTAL JUST VALUE			470,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24215	CO ISSUED	0	03/16/2011
M15871	H/AC	0	01/01/2011
E23149	NEW CONSTR	0	12/01/2010
P14573	NEW CONSTR	0	12/01/2010
B24215	NEW CONSTR	312,955	12/01/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1878/0072	9/06/2013	WD Q	Q	I	02	248,000
GRANTOR: DAVIS WILLIAM S III &						
GRANTEE: SMITH JAMES I & JEN						
1732/0501	3/31/2011	WD Q	Q	I	01	204,300
GRANTOR: D R HORTON INC						
GRANTEE: DAVIS WILLIAM S III						

EXTRA FEATURES																
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	0812	CONCRETE C	0	100	0	0		4.00	4.00	100	2011	2011	3	91	4,568	
2	0810	CONCRETE A	0	100	40	3		6.50	6.50	100	2011	2011	3	91	710	

BLD DATE		03/03/2023	NW	LGL DATE	04/03/2025	MLU
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BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W17 FOP=[YR=2011] N10 W13 S10 E13\$ W21 S44 E12 FOP=[YR=2011] S3 E6 FGR=[YR=2011] S9 E20 N22 W20 S13\$ N5 W5 S2 W1\$ E1 N2 E5 N8 E20 N34\$ PTR=E15 FUS=[YR=2011] E38 S34 W20 S10 W18 N44\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF															5,278							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							