

LOT 13
IN OR 2021/1976
ROSES BLUFF SUB PB 7/110

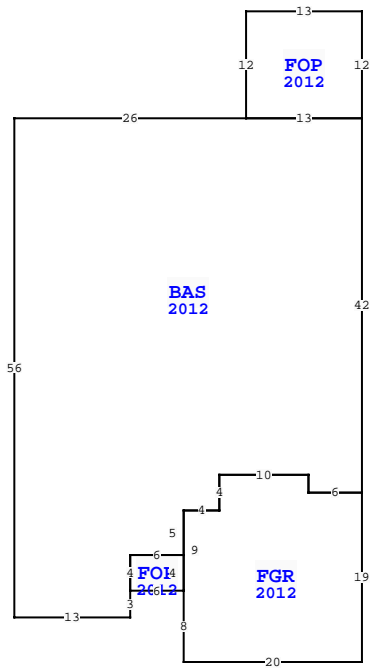
BEASLEY BRENDA L
97572 BLUFF VIEW CIR
YULEE, FL 32097

2025

42-3N-28-1870-0013-0000

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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
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	1,850	100	2012
FGR	392	55	2012
FOP	24	30	2012
FOP	156	30	2012
TOTALS	2,422		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1		SINGLE FAM - 100%	- 2016		Heated Area: 1850					HX Base Yr 2016	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			251,848
TOTAL MARKET OB/XF VALUE			9,096
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			385,944
SOH/AGL Deduction			171,365
ASSESSED VALUE			214,579
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			163,857
TOTAL JUST VALUE			385,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226176	CO ISSUED	0	11/08/2012
M17519	H/AC	0	08/01/2012
E25258	ELEC OTHER	0	07/01/2012
B26176	NEW CONSTR	205,385	07/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1976	12/29/2015	WD	Q	I	02	200,000
GRANTOR: DROST GUY MICHAEL JR						
GRANTEE: BEASLEY BRENDA L						
1938/1376	9/03/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: DROST GUY MICHAEL J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,130.00	SF	4.00	4.00	100	2012
2	0810	CONCRETE A	0	100	45	135.00	SF	6.50	6.50	100	2012
3	0476	VF 6 SBPL	0	100	0	150.00	LF	32.00	32.00	100	2012
4	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2012

TOTAL OB/XF												9,096			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
FOP=[YR=2012] W13 S12 BAS=[YR=2012] W26 S56 E13 N3											
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4											
S9\$ N4 W6 S4\$ N4 E6 N5 E4 N4 E10 S2 E6 N42 W13\$ E13 N12\$.											

BUILDING DIMENSIONS											
FOP=[YR=2012] W13 S12 BAS=[YR=2012] W26 S56 E13 N3											
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4											
S9\$ N4 W6 S4\$ N4 E6 N5 E4 N4 E10 S2 E6 N42 W13\$ E13 N12\$.											

LAND DESCRIPTION												TOTAL OB/XF												9,096			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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											