

LOT 28
IN OR 1945/1168
ROSES BLUFF SUB PB 7/110

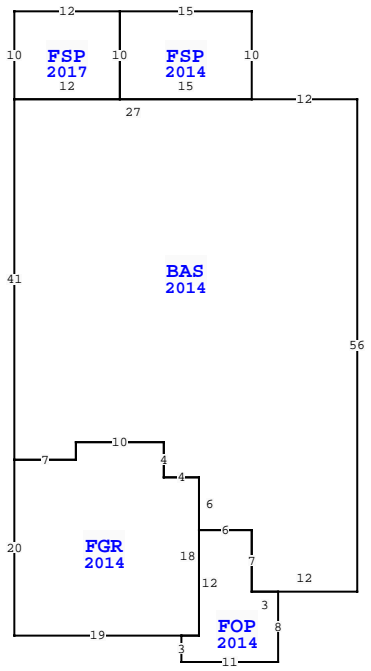
SHACKELFORD ROBERT
97346 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0028-0000

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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,815	100	2014
FGR	432	55	2014
FOP	120	30	2014
FSP	150	40	2014
FSP	120	40	2017
TOTALS	2,637		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1											
1 SINGLE FAM - 0% - 0			Heated Area: 1815			HX Base Yr					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			258,566
TOTAL MARKET OB/XF VALUE			4,561
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			388,127
SOH/AGL Deduction			69,096
ASSESSED VALUE			319,031
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			319,031
TOTAL JUST VALUE			388,127
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			345,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428917	CO ISSUED	0	10/22/2014
B1429454	FSP	1,316	10/01/2014
B1428917	NEW CONSTR	220,009	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1168	10/31/2014	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHACKELFORD ROBERT						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

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
1	0811	CONCRETE B	0	0	0	0	933.00	5.20	100	2014	2014

TOTAL OB/XF												4,561			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL				
1	0811	CONCRETE B	0	0	0	0	933.00	5.20	100	2014	2014				

BUILDING NOTES											
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU											
XF DATE											
INC DATE											

BUILDING DIMENSIONS											
BAS=[YR=2014] W12 FSP=[YR=2014] N10 W15 FSP=[YR=2017] W12 S10 E12 N10 \$ S10 E15 \$ W27 S41 FGR=[YR=2014] S20 E19 FOP=[YR=2014] S3 E11 N8 W3 N7 W6 S12 W2 \$ E2 N18 W4 N4 W10 S2 W7 \$ E7 N2 E10 S4 E4 S6 E6 S7 E12 N56 \$.											

LAND DESCRIPTION												TOTAL OB/XF												4,561			
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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000										