

LOT 29
IN OR 1944/1930
ROSES BLUFF SUB PB 7/110

PRZYBYLOWICZ JOSEPH M & SUSAN M
97336 BLUFF VIEW
YULEE, FL 32097

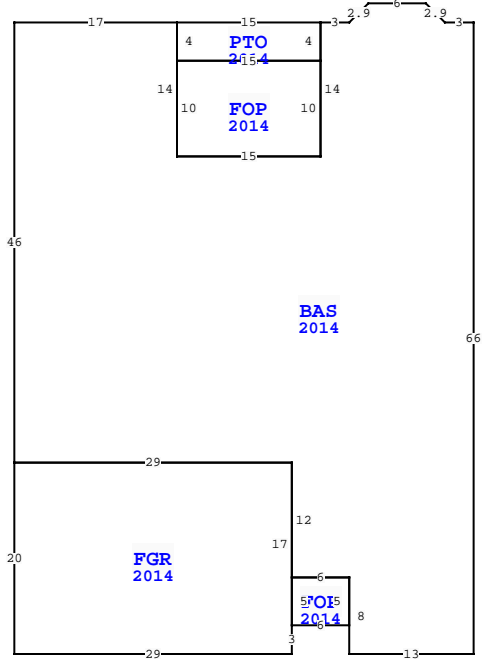
2025

42-3N-28-1870-0029-0000



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	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	2,346	100	2014
FGR	580	55	2014
FOP	30	30	2014
FOP	150	30	2014
PTO	60	5	2014
TOTALS	3,166		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,722	125.7696	125.77	342,346	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2015 Heated Area: 2346 HX Base Yr 2015											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,427	
TOTAL MARKET OB/XF VALUE		35,294	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		486,721	
SOH/AGL Deduction		219,743	
ASSESSED VALUE		266,978	
TOTAL EXEMPTION VALUE		VX HX HB 55,722	
BASE TAXABLE VALUE		211,256	
TOTAL JUST VALUE		486,721	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		447,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004330	REPLACE DOOR	950	06/01/2020
B1900379	REMODEL	5,487	01/01/2019
B1429360	SWIM POOL	38,577	09/01/2014
B1428714	CO ISSUED	0	08/27/2014
B1428714	NEW CONSTR	287,088	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1944/1930	10/29/2014	SW	U	I	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PRZYBYLOWICZ JOSEPH						
1938/1315	9/18/2014	SW	Q	I	01	239,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PRZYBYLOWICZ 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	1,226.00	SF	5.20	5.20	100	2014
2	0861	POOL GUNIT	0	100	0	336.00	SF	85.00	85.00	100	2014
3	0855	CONC PAVER	0	100	0	630.00	SF	10.00	10.00	100	2014
4	0476	VF 6 SBPL	0	100	0	114.00	LF	32.00	32.00	100	2014

TOTAL OB/XF												35,294			
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		RSF-1	0.00	0.00	1.00	LT					

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2014] W3 U2 L2 W6 D2 L2 W3 PTO=[YR=2014] W15 S4 FOP=[YR=2014] S10 E15 N10 W15 \$ E15 N4 \$ S14 W15 N14 W17 S46 FGR=[YR=2014] S20 E29 N3 FOP=[YR=2014] E6 N5 W6 S5 \$ N17 W29 \$ E29 S12 E6 S8 E13 N66 \$.			

LAND DESCRIPTION												TOTAL OB/XF				35,294							
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	125,000.00	125,000.00	125,000							