

LOT 33
IN OR 1791/243
ROSES BLUFF SUB PB 7/110

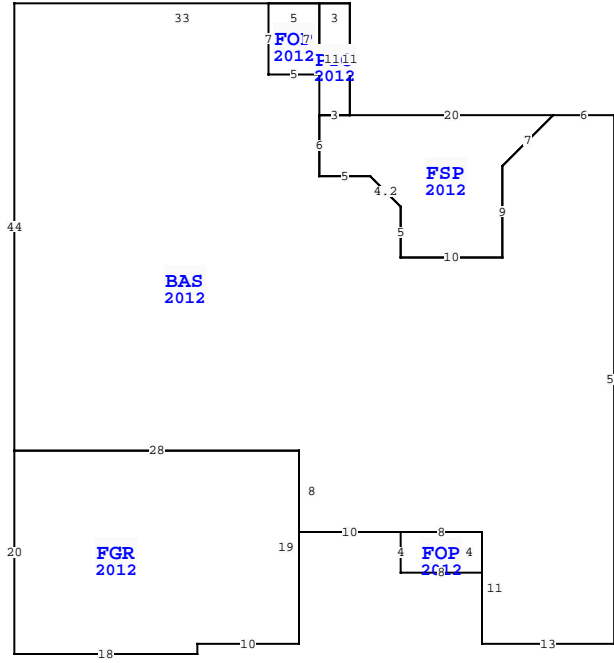
HARRISON D WARREN & PAMELA S
97286 BLUFF VIEW CR
YULEE, FL 32097

2025

42-3N-28-1870-0033-0000

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	70
Interior Floor	11	CLAY TILE	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	2,496	100	2012
FGR	550	55	2012
FOP	32	30	2012
FOP	35	30	2012
FSP	205	40	2012
PTO	33	5	2012
TOTALS	3,351		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,902	116.7386	116.74	338,779	2012	2012	0	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2013 Heated Area: 2496 HX Base Yr 2013												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			319,638
TOTAL MARKET OB/XF VALUE			14,680
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			459,318
SOH/AGL Deduction			231,366
ASSESSED VALUE			227,952
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			177,230
TOTAL JUST VALUE			459,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			418,472

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26001	REMODEL	990	05/01/2012
C25498	CO ISSUED	0	04/25/2012
E24680	NEW CONSTR	0	02/01/2012
P15593	NEW CONSTR	0	01/01/2012
B25498	NEW CONSTR	280,033	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/0410	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: HARRISON D WARREN &						
1791/0243	4/30/2012	WD	Q	I	02	220,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARRISON D WARREN &						

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	0812	CONCRETE C	0	100	28	13	SF	4.00	4.00	100	2012	2012
2	0855	CONC PAVER	0	100	22	3	SF	10.00	10.00	100	2017	2017
3	0855	CONC PAVER	0	100	0	0	SF	10.00	10.00	100	2017	2017
4	1076	TRELLIS A	0	100	8	9	SF	7.50	7.50	100	2017	2017

TOTAL OB/XF												
14,680												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2012] W6 FSP=[YR=2012] W20 PTO=[YR=2012] N11 W3												
FOP=[YR=2012] W5 S7 E5 N7\$ S11 E3\$ W3 S6 E5 D3 R3 S5 E10												
N9 R5 U5 \$ D5 L5 S9 W10 N5 U3 L3 W5 N6 E3 N11 W33 S44												
FGR=[YR=2012] S20 E18 N1 E10 N19 W28\$ E28 S8 E10												
FOP=[YR=2012] S4 E8 N4 W8\$ E8 S11 E13 N52\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00