

LOT 36
IN OR 1846/1472
ROSES BLUFF SUB PB 7/110

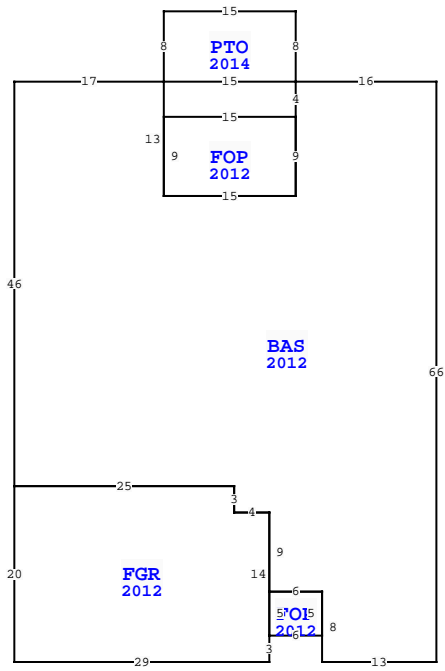
MORESI JOSEPH J & JANET L
97236 BLUFF VIEW CR
YULEE, FL 32097

2025

42-3N-28-1870-0036-0000

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	2,357	100	2012
FGR	568	55	2012
FOP	30	30	2012
FOP	135	30	2012
PTO	120	5	2014
TOTALS	3,210		

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%	- 2014		327,643	2012	2012	0	0	5.65	94.35
				Heated Area: 2357							
					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		309,131	
TOTAL MARKET OB/XF VALUE		8,606	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		442,737	
SOH/AGL Deduction		227,265	
ASSESSED VALUE		215,472	
TOTAL EXEMPTION VALUE		HX HB DX 55,722	
BASE TAXABLE VALUE		159,750	
TOTAL JUST VALUE		442,737	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429064	SCRROOM	4,078	07/01/2014
B25907	CO ISSUED	0	09/13/2012
E25149	NEW CONSTR	0	06/01/2012
M17286	H/AC	0	06/01/2012
P15865	NEW CONSTR	0	05/01/2012
E24976	NEW CONSTR	0	04/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1937/1868	9/02/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MOSRESI JOSEPH J &						
1846/1472	3/12/2013	WD	Q	I	02	200,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MORESI JOSEPH J & J						

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	1,238.00	SF	4.00	4.00	100	2012	2012	3	92	4,556	
2	0810	CONCRETE A	0	100	10	30.00	SF	6.50	6.50	100	2012	2012	3	92	179	
3	0911	SCRN RM A	0	100	8	120.00	SF	17.50	17.50	100	2014	2014	3	60	1,260	
4	0476	VF 6 SBPL	0	100	0	96.00	LF	32.00	32.00	100	2014	2014	3	85	2,611	

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/03/2025
INC DATE			AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2012] W16PTO=[YR=2014] N8 W15 S8 E15\$ S4
 FOP=[YR=2012] W15 S9 E15 N9 \$ S9 W15 N13 W17 S46
 FGR=[YR=2012] S20 E29 N3 FOP=[YR=2012] E6 N5 W6 S5\$ N14 W4
 N3 W25\$ E25 S3 E4 S9 E6 S8 E13 N66\$.

LAND DESCRIPTION		TOTAL OB/XF															8,606							
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							