

LOT 46
IN OR 1854/1254
ROSES BLUFF SUB PB 7/110

VORRASO JOHN WILLIAM & NANCY J
97058 BLUFF VIEW CR
YULEE, FL 32097

2025

42-3N-28-1870-0046-0000



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	12	HARDWOOD 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		N/A 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	2,306	100	2013
FGR	580	55	2013
FOP	30	30	2013
FSP	158	40	2013
TOTALS	3,074		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,697	123.9744	123.97	334,347	2013	2013	0	0	5.15	94.85

1 SINGLE FAM - 100% - 2014 Heated Area: 2306 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			317,128
TOTAL MARKET OB/XF VALUE			36,468
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			478,596
SOH/AGL Deduction			243,629
ASSESSED VALUE			234,967
TOTAL EXEMPTION VALUE	HX HB VX DX		60,722
BASE TAXABLE VALUE			174,245
TOTAL JUST VALUE			478,596
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			438,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327190	SWIM POOL	25,000	05/01/2013
B1226697	CO ISSUED	0	04/24/2013
B1326987	ADDITION	0	03/01/2013
B1226697	NEW CONSTR	271,357	12/01/2012
P1216281	NEW CONSTR	0	12/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1968/1151	3/06/2015	QC	U	I	11	100

GRANTOR: DRH ENERGY INC
GRANTEE: VORRASO JOHN WILLIA
1854/1254 4/30/2013 WD Q I 01 209,200
GRANTOR: D R HORTON INC-JACKSO
GRANTEE: VORRASO JOHN WILLIA

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	0855	CONC PAVER	0	100	0	507.00	SF	10.00	10.00	100	2013	2013	3	93	4,715	
2	0861	POOL GUNIT	0	100	0	360.00	SF	85.00	85.00	100	2013	2013	3	68	20,808	
3	0811	CONCRETE B	0	100	0	1,388.00	SF	5.20	5.20	100	2013	2013	3	93	6,712	
4	0476	VF 6 SBPL	0	100	0	150.00	LF	32.00	32.00	100	2013	2013	3	83	3,984	
5	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	

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

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2013] W3 U2 L2 W6 D2 L2 W3 S4 FSP=[YR=2013] W18 S6 D3 R3 E15 N9 S9 W15 U3 L3 N10 W14 S20 D2 R3 S5 D2 L3 S17 FGR=[YR=2013] S20 E29 N3 FOP=[YR=2013] E6 N5 W6 S5 S N17 W29S E29 S12 E6 S8 E13 N66 \$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							