

LOT 53  
IN OR 1503/81  
ROSES BLUFF SUB PB 7/110

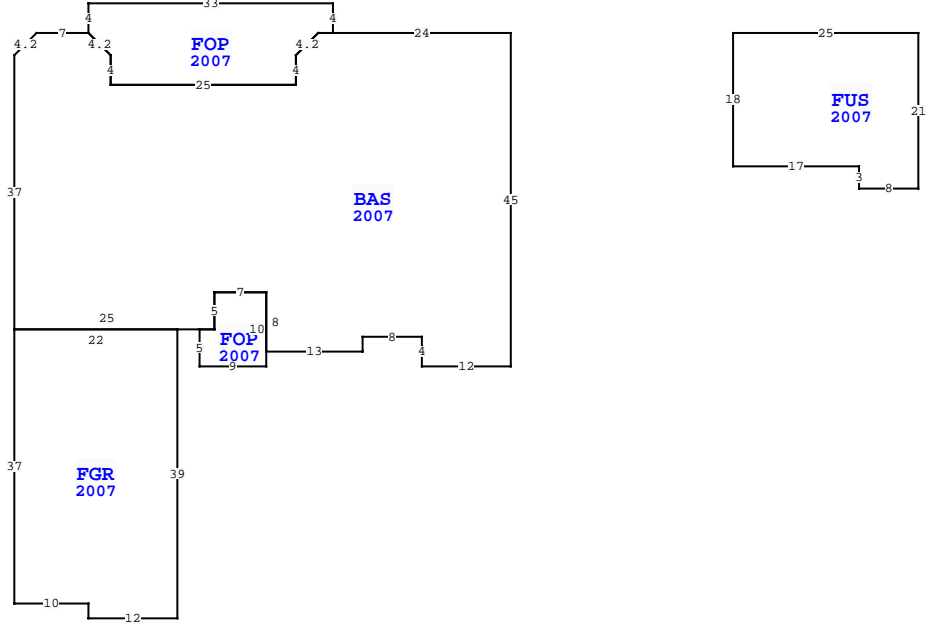
ROBBINS JOHN H & SONYA G  
97595 BLUFF VIEW CIRCLE  
YULEE, FL 32097

2025

42-3N-28-1870-0053-0000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	16 WD FR STUC 90				
Exterior Wall	31 HARDIE BRD 10				
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	3.5 100				
Frame	02 WOOD FRAME 100				
Stories	1.5 1.5 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,564	100	2007	2,564	274,451
FGR	838	55	2007	461	49,345
FOP	80	30	2007	24	2,569
FOP	316	30	2007	95	10,168
FUS	474	100	2007	474	50,737
TOTALS	4,272			3,618	387,272

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,618	116.9190	116.92	423,017	2007	2007	0	0	8.45	91.55
1 SINGLE FAM - 100% - 2008 Heated Area: 3038 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			387,272
TOTAL MARKET OB/XF VALUE			36,963
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			549,235
SOH/AGL Deduction			261,453
ASSESSED VALUE			287,782
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			232,060
TOTAL JUST VALUE			549,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			512,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20969	SWIM POOL	33,858	01/01/2008
B20968	SCRN ENCLOSURE	9,846	01/01/2008
M12120	MECH OTHER	0	10/01/2006
C17988	CO ISSUED	0	06/01/2006
E0617565	ELEC OTHER	4,000	06/01/2006
B0617988	NEW CONSTR	261,096	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0503/0081	6/04/2007	WD Q	Q	I		389,000
GRANTOR: AMERICAN HOMEBUILDERS						
GRANTEE: ROBBINS JOHN H & SO						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	1,826.00	SF	4.00	4.00	100	2007	2007	3	87	6,354	
3	0861	POOL GUNIT	0	100	0	413.00	SF	85.00	85.00	100	2008	2008	3	48	16,850	
4	0845	KOOL DECK	0	100	0	709.00	SF	7.25	7.25	100	2008	2008	3	88	4,523	
5	0911	SCRN RM A	0	100	0	1,065.00	SF	17.50	17.50	100	2008	2008	3	31	5,778	
6	0855	CONC PAVER	0	100	0	35.00	SF	10.00	10.00	100	2008	2008	3	88	308	

LAND DESCRIPTION												TOTAL OB/XF				36,963								
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	000134	C	RES POND	100	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																								
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