

LOT 54
IN OR 2328/939
ROSES BLUFF SUB PB 7/110

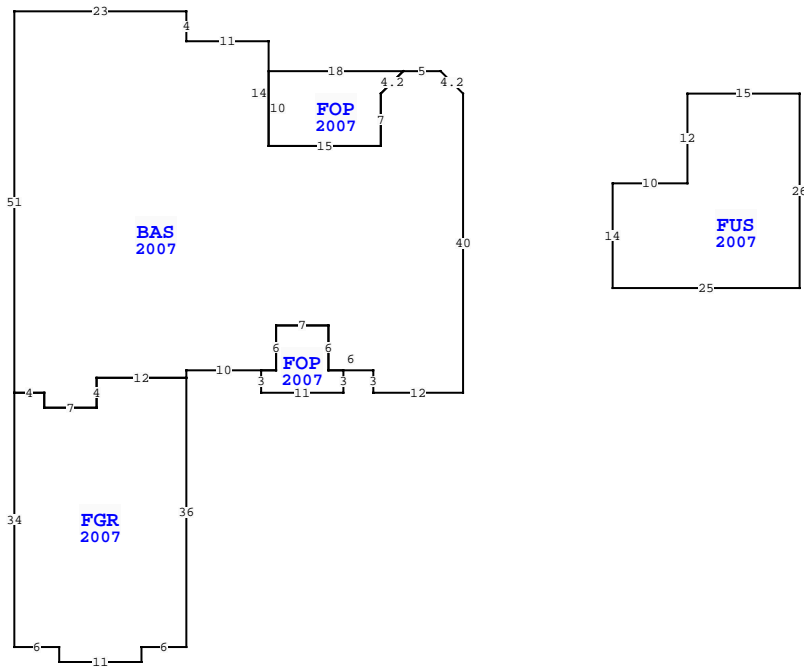
RICHARDSON MATTHEW & NICOLE
97581 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0054-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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
BAS	2,522	100	2007
FGR	814	55	2007
FOP	75	30	2007
FOP	155	30	2007
FUS	530	100	2007
TOTALS	4,096		
		3,568	373,288

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,568	114.3450	114.34	407,965	2007	2007	0	0	0	8.50	91.50		
1 SINGLE FAM - 100% - 2022 Heated Area: 3052 HX Base Yr														



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,288
TOTAL MARKET OB/XF VALUE		51,228
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		549,516
SOH/AGL Deduction		21,379
ASSESSED VALUE		528,137
TOTAL EXEMPTION VALUE	13	528,137
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		549,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M2005506	H/AC	0	07/01/2020
B20970	SWIM POOL	53,750	01/01/2008
B20971	SCRN ENCLOSURE	9,950	01/01/2008
M0611651	H/AC	0	06/01/2006
E17334	ELEC OTHER	4,000	05/01/2006
P11076	OTHER	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2328/0939	12/17/2019	WD	Q	I	02	385,000
GRANTOR: KASINGER MELISSA M						
GRANTEE: RICHARDSON MATTHEW						
1935/1387	8/14/2014	QC	U	I	11	100
GRANTOR: KASINGER STACY						
GRANTEE: KASINGER MELISSA M						

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	0	1,826.00	SF	4.00	4.00	100	2007	2007	3	87	6,354	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2008	2008	3	48	19,584	
4	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00	100	2008	2008	3	88	8,800	
5	0911	SCRN RM A	0	100	0	0	1,376.00	SF	17.50	17.50	100	2008	2008	3	31	7,465	
6	0462	ST/AL FNC	0	100	220	0	880.00	SF	10.00	10.00	100	2012	2012	3	64	5,632	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	

TOTAL OB/XF													
51,228													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] U3 L3 W5 POP=[YR=2007] W18 S10 E15 N7 U3 R3 \$ D3 L3 S7 W15 N14 W11 N4 W23 S51 FGR=[YR=2007] S34 E6 S2 E11 N2 E6 N36 W12 S4 W7 N2 W4 \$ E4 S2 E7 N4 E12 N1 E10 POP=[YR=2007] S3 E11 N3 W2 N6 W7 S6 W2 \$ E2 N6 E7 S6 E6 S3 E12 N40 \$ PTR=E30 FUS=[YR=2007] E15 S26 W25 N14 E10 N12 \$ W30 \$.													

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
1	000100	C	RES	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							