

LOT 56  
IN OR 1870/1420  
ROSES BLUFF SUB PB 7/110

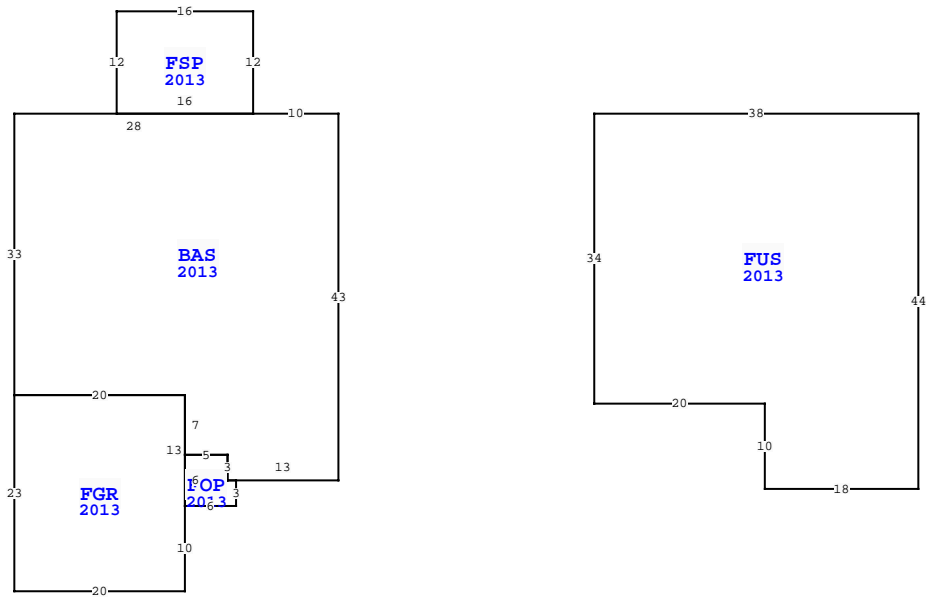
HUANG GUO XU & XIU ZHEN  
13425 GERONA DR N  
JACKSONVILLE, FL 32246

**2025**

42-3N-28-1870-0056-0000

| 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                |                  | 3.5 100          |      |
| Frame                    | 02               | WOOD FRAME 100   |      |
| Stories                  | 2.               | 2. 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                      | 1,419            | 100              | 2013 |
| FGR                      | 460              | 55               | 2013 |
| FOP                      | 33               | 30               | 2013 |
| FSP                      | 192              | 40               | 2013 |
| FUS                      | 1,472            | 100              | 2013 |
| TOTALS                   | 3,576            |                  |      |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |      |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0100   | 01  | 3,231     | 114.2548    | 114.25         | 369,142        | 2013 | 2013 | 0    | 0    | 5.15 | 94.85  |
| 1 SINGLE FAM - 0% - 0 Heated Area: 2891 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |



| NASSAU COUNTY PROPERTY    |           | PAGE 1 of 1 | 4        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 4              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 350,131  |
| TOTAL MARKET OB/XF VALUE  |           |             | 5,847    |
| TOTAL LAND VALUE - MARKET |           |             | 125,000  |
| TOTAL MARKET VALUE        |           |             | 480,978  |
| SOH/AGL Deduction         |           |             | 71,936   |
| ASSESSED VALUE            |           |             | 409,042  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 409,042  |
| TOTAL JUST VALUE          |           |             | 480,978  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 440,896  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C001       | CO ISSUED   | 0       | 02/08/2013 |
| E25328     | NEW CONSTR  | 0       | 08/01/2012 |
| B26229     | NEW CONSTR  | 323,395 | 08/01/2012 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1870/1420                      | 7/19/2013  | SW        | Q     | I     | 02     | 224,000    |
| GRANTOR: D R HORTON INC-JACKSO |            |           |       |       |        |            |
| GRANTEE: HUANG GUO XU & XIU    |            |           |       |       |        |            |
| 1709/1605                      | 11/10/2010 | QC        | U     | I     | 11     | 100        |
| GRANTOR: ROSE'S BLUFF HOMEOWNE |            |           |       |       |        |            |
| GRANTEE: D R HORTON INC        |            |           |       |       |        |            |

| 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              | 0811       | CONCRETE B  | 0       | 0   | 0     | 0  |       | 5.20           | 100       | 2013    | 2013        | 3 | 93     | 5,847           |       |

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

| BUILDING NOTES              |  |
|-----------------------------|--|
| 97549 BLUFF VIEW CIR, YULEE |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[YR=2013] W10 FSP=[YR=2013] N12 W16 S12 E16 \$ W28 S33<br>FGR=[YR=2013] S23 E20 N10 FOP=[YR=2013] E6 N3 W1 N3 W5 S6 \$<br>N13 W20 \$ E20 S7 E5 S3 E13 N43 \$ PTR= E30 FUS=[YR=2013] E38<br>S44 W18 N10 W20 N34 \$ W30 \$. |  |

| 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 | 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                  | 0   |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 125,000.00 | 125,000.00     | 125,000    |                             |      |         |      |     |    |        |