

LOT 59
IN OR 1933/1734
ROSES BLUFF SUB PB 7/110

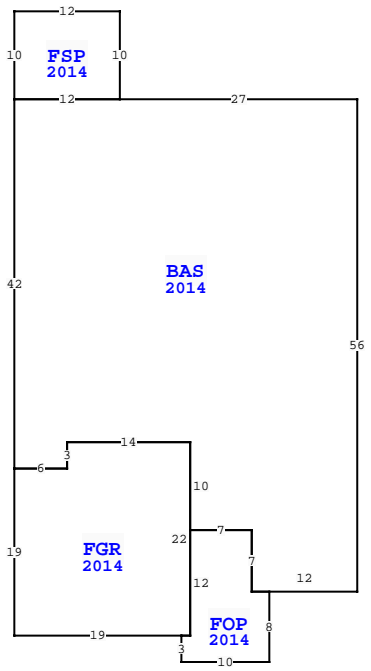
FREEMAN CHELSY S
97497 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0059-0000
VALUATION SUMMARY

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	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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	1,813	100	2014
FGR	422	55	2014
FOP	124	30	2014
FSP	120	40	2014
TOTALS	2,479		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,130	127.3118	127.31	271,170	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2015 Heated Area: 1813 HX Base Yr 2015											



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4			Tax Dist:	
BUILDING MARKET VALUE			258,561	
TOTAL MARKET OB/XF VALUE			4,184	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			387,745	
SOH/AGL Deduction			178,754	
ASSESSED VALUE			208,991	
TOTAL EXEMPTION VALUE			50,722	
BASE TAXABLE VALUE			158,269	
TOTAL JUST VALUE			387,745	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			345,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428553	CO ISSUED	0	07/29/2014
B1428553	NEW CONSTR	220,009	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1933/1734	8/21/2014	SW	Q	I	01	182,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FREEMAN CHELSY S						
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
1	0811	CONCRETE B	0	100	0	856.00	SF	5.20	5.20	100	2014

TOTAL OB/XF												4,184			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	1.00				

BUILDING NOTES											
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU											
XF DATE											
INC DATE											

BUILDING DIMENSIONS											
BAS=[YR=2014] W27 FSP=[YR=2014] N10 W12 S10 E12 \$ W12 S42											
FGR=[YR=2014] S19 E19 FOP=[YR=2014] S3 E10 N8 W2 N7 W7 S12											
W1 \$ E1 N22 W14 S3 W6 \$ E6 N3 E14 S10 E7 S7 E12 N56 \$.											

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	% 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							