

LOT 66
IN OR 1908/1908
ROSES BLUFF SUB PB 7/110

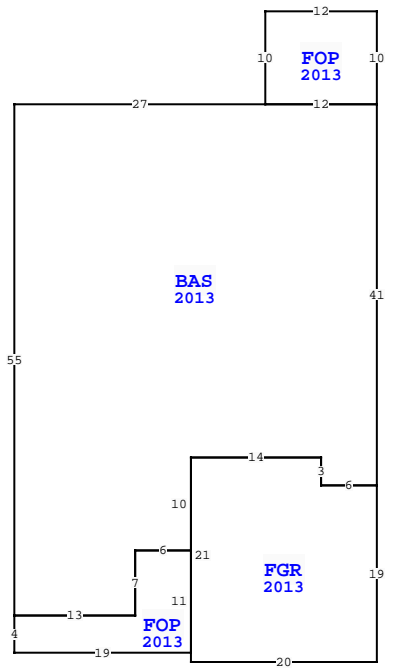
MOESCHING CARL & CAROL
97245 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0066-0000

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	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	1,781	100	2013
FGR	422	55	2013
FOP	118	30	2013
FOP	120	30	2013
TOTALS	2,441		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,084	128.3898	128.39	267,565		2013		0	0	5.15	94.85
1 SINGLE FAM - 100% - 2015 Heated Area: 1781 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			253,785
TOTAL MARKET OB/XF VALUE			6,084
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			384,869
SOH/AGL Deduction			222,321
ASSESSED VALUE			162,548
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			111,826
TOTAL JUST VALUE			384,869
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327217	CO ISSUED	0	01/21/2014
B1327217	NEW CONSTR	213,612	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1908	3/24/2014	SW	Q	I	02	177,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MOESCHING CARL & CA						
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	1,258.00	SF	5.20	5.20	100	2013

TOTAL OB/XF												6,084												
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2013] W12 S10 BAS=[YR=2013] W27 S55 FOP=[YR=2013] S4 E19 FGR=[YR=2013] S1 E20 N19 W6 N3 W14 S21 \$ N11 W6 S7 W13 \$ E13 N7 E6 N10 E14 S3 E6 N41 W12 \$ E12 N10 \$.	