

LOT 67  
IN OR 2210/1368  
ROSES BLUFF SUB PB 7/110

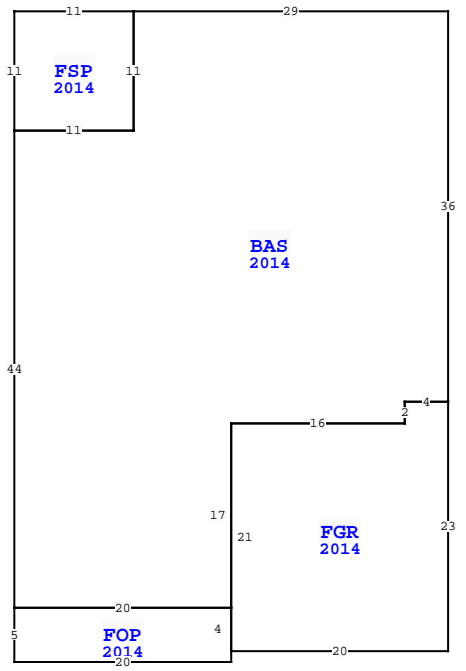
MARCANO KEYLA L/IVEY JANINA C  
97229 BLUFF VIEW CIR  
YULEE, FL 32097

**2025**

42-3N-28-1870-0067-0000  
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	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,731	100	2014
FGR	428	55	2014
FOP	100	30	2014
FSP	121	40	2014
TOTALS	2,380		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,044	121.7062	121.71	248,775	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 100% - 2019 Heated Area: 1731 HX Base Yr 2019											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		237,207
TOTAL MARKET OB/XF VALUE		10,074
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		372,281
SOH/AGL Deduction		157,546
ASSESSED VALUE		214,735
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,013
TOTAL JUST VALUE		372,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428642	CO ISSUED	0	08/13/2014
B1428642	NEW CONSTR	210,967	04/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2210/1368	7/11/2018	WD Q	Q	I	01	225,000
GRANTOR: DAVIDSON-FRASER SARAH						
GRANTEE: MARCANO KEYLA L & J						
1935/1026	8/29/2014	WD Q	Q	I	02	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVIDSON-FRAISER SA						

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	1,174.00	SF	5.20	5.20	100	2014
2	0476	VF 6 SBPL	0	100	0	150.00	LF	32.00	32.00	100	2014
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2014

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
03/03/2023			NW	04/03/2025	MLU						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W29 FSP=[YR=2014] W11 S11 E11 N11 \$ S11 W11 S44 FOP=[YR=2014] S5 E20 N1 FGR=[YR=2014] E20 N23 W4 S2 W16 S21 \$ N4 W20 \$ E20 N17 E16 N2 E4 N36 \$ .											

LAND DESCRIPTION											
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