

LOT 71
IN OR 1942/1687
ROSES BLUFF SUB PB 7/110

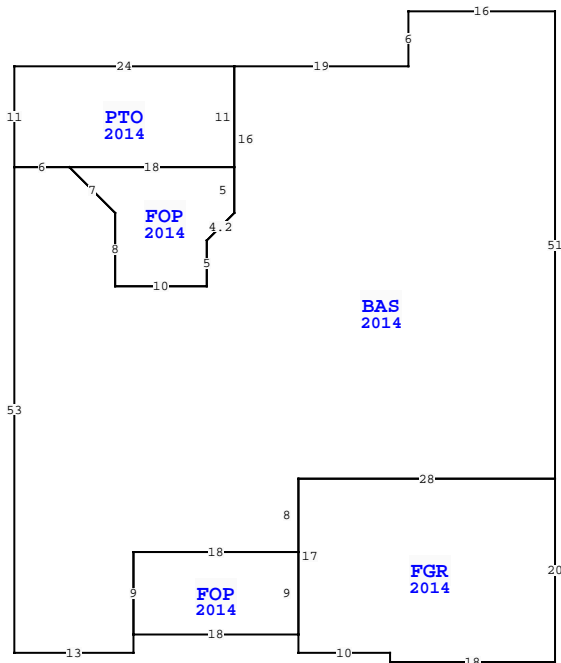
DEGRAMMONT PATRICK J
663 E RED HOUSE BRANCH RD
ST AUGUSTINE, FL 32084

2025

42-3N-28-1870-0071-0000

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 60	
Interior Floor	14	CARPET 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
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	2,716	100	2014
FGR	550	55	2014
FOP	162	30	2014
FOP	162	30	2014
PTO	264	5	2014
TOTALS	3,854		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,129	117.1896	117.19	366,688	2014	2014	0	0	4.65	95.35	
1 SINGLE FAM - 0% - 2024 Heated Area: 2716 HX Base Yr												



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				349,637
TOTAL MARKET OB/XF VALUE				6,066
TOTAL LAND VALUE - MARKET				125,000
TOTAL MARKET VALUE				480,703
SOH/AGL Deduction				0
ASSESSED VALUE				480,703
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				480,703
TOTAL JUST VALUE				480,703
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				440,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428785	CO ISSUED	0	09/24/2014
B1428785	NEW CONSTR	326,984	05/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/1687	10/17/2014	SW	Q	I	02	256,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DEGRAMMONT PATRICK						
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
1	0811	CONCRETE B	0	0	0	0		5.20	100	2014	2014	3

TOTAL OB/XF													6,066											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

BUILDING NOTES												
BLD DATE 03/03/2023 NW LGL DATE 04/03/2025 MLU												
XF DATE												
INC DATE												
97163 BLUFF VIEW CIR, YULEE												

BUILDING DIMENSIONS												
BAS=[YR=2014] W16 S6 W19 PTO=[YR=2014] W24 S11 E6												
FOP=[YR=2014] E18 S5 D3 L3 S5 W10 N8 U5 L5 \$ E18 N11 \$												
S16 D3 L3 S5 W10 N8 U5 L5 W6 S53 E13 N2 FOP=[YR=2014]												
E18 FGR=[YR=2014] S2 E10 S1 E18 N20 W28 S17\$ N9 W18 S9 \$ N9												
E18 N8 E28 N51 \$.												