

LOT 74
IN OR 1962/655
ROSES BLUFF SUB PB 7/110

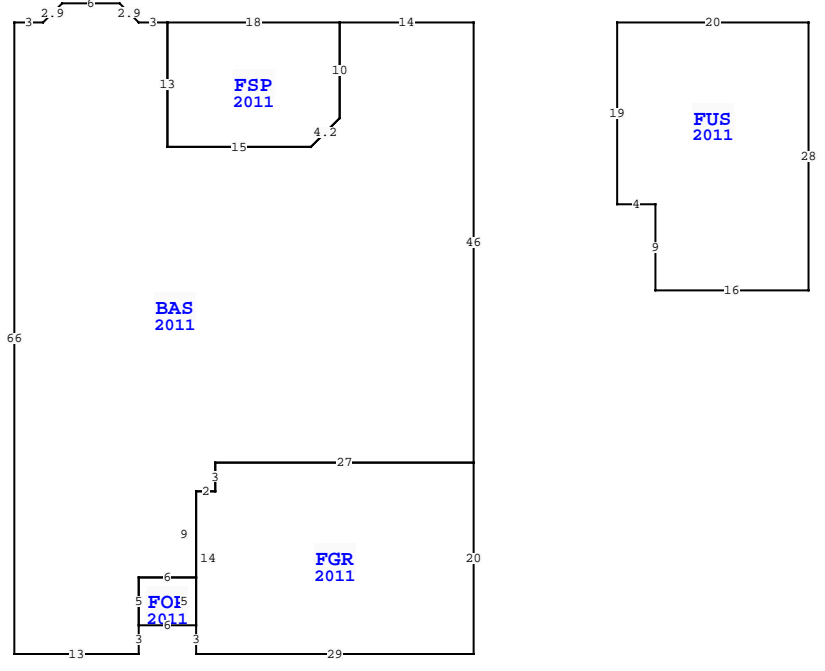
KENT JOHN & ANGELA
97117 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0074-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	2,333	100	2011
FGR	574	55	2011
FOP	30	30	2011
FSP	230	40	2011
FUS	524	100	2011
TOTALS	3,691		
			3,274
			374,571

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,274	121.8448	121.84	398,904	2011	2011	0	0	6.10	93.90
1 SINGLE FAM - 100% - 2016 Heated Area: 2857 HX Base Yr 2016											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		374,571	
TOTAL MARKET OB/XF VALUE		10,604	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		510,175	
SOH/AGL Deduction		215,219	
ASSESSED VALUE		294,956	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		244,234	
TOTAL JUST VALUE		510,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24923	CO ISSUED	0	11/16/2011
B23680	NEW CONSTR	0	08/01/2011
P14891	NEW CONSTR	0	07/01/2011
B24923	NEW CONSTR	316,519	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1962/0655	1/27/2015	WD Q	Q	I	02	270,000
GRANTOR: MCCORMICK PHILLIP DAV						
GRANTEE: KENT JOHN & ANGELA						
1767/0717	11/30/2011	WD Q	Q	I	02	232,600
GRANTOR: D R HORTON INC						
GRANTEE: MCCORMICK PHILLIP D						

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	0812	CONCRETE C	0	100	0	1,228.00	SF	4.00	4.00	100	2011	2011	3	91	4,470	
2	0810	CONCRETE A	0	100	11	33.00	SF	6.50	6.50	100	2011	2011	3	91	195	
3	0462	ST/AL FNC	0	100	0	928.00	SF	10.00	10.00	100	2012	2012	3	64	5,939	
TOTAL OB/XF 10,604																

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2011] W14 FSP=[YR=2011] W18 S13 E15 U3 R3 N10\$ S10 D3 L3 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W27 S3 W2 S14\$ N5 W6 S5\$ N5 E6 N9 E2 N3 E27 N46\$ PTR=E15 FUS=[YR=2011] E20 S28 W16 N9 W4 N19\$ W15\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,604																						
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	000134	C	RES POND	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							