

LOT 5
ROSES BLUFF SUB PB 7/110

EDWARDS FRANKLIN L & LINDA F
97658 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0005-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																										
Exterior Wall	31	HARDIE BRD 70	0900	01	2,119	98.6958	117.20	248,347	2013	2013	0	0	0	4.15	95.85	VALUATION SUMMARY																									
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022													Heated Area: 1840													HX Base Yr 2022												
Roof Structure	03	GABLE/HIP 100														VALUATION BY													STANDARD												
Roof Cover	03	COMP SHNGL 100														Tax Group: 4													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													238,041												
Interior Floor	14	CARPET 70														TOTAL MARKET OB/XF VALUE													3,883												
Interior Floor	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET													75,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													316,924												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													50,880												
Bedrooms	3	100														ASSESSED VALUE													266,044												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													50,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													216,044												
Stories	1.	1. 100	TOTAL JUST VALUE													316,924																									
Units	0	100	NCON VALUE													0																									
Occupancy	00	NONE 100	INCOME VALUE													PREVIOUS YEAR MKT VALUE													258,295												
Quality		01	Quality Level 01																																						
DOR CODE		0100	SINGLE FAMILY																																						
MAP NUM			MKT AREA		04																																				
NEIGHBORHOOD/LOC		4063.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,840	100	1,840	206,699																																					
FGR	414	55	228	25,613																																					
FOP	49	30	15	1,685																																					
FOP	120	30	36	4,044																																					
TOTALS		2,423	2,119	238,041																																					
EXTRA FEATURES					97658 BLUFF VIEW CIR, YULEE													BLD DATE 03/03/2023 NW LGL DATE 06/15/2023 MLU																							
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	0811	CONCRETE B	0 100	0 0	786.00	SF	5.20	5.20	100	2013	2013	3	95	3,883																											
																	BUILDING NOTES																								
																	BUILDING DIMENSIONS																								
																	BAS=[YR=2013] W4 FOP=[YR=2013] N10 W12 S10 E12 \$ W40 S30																								
																	FGR=[YR=2013] S22 E18 FOP=[YR=2013] S2 E7 N2 W1 N7 W5 S7 W1																								
																	\$ E1 N19 U3 L3 W16 \$ E16 D3 R3 S12 E5 S7 E20 N52 \$.																								
LAND DESCRIPTION					TOTAL OB/XF												3,883																								
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	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																								
REVIEW DATE 05/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																									