LOT 7
IN OR 1878/72
ROSES BLUFF SUB PB 7/110

SMITH JAMES I &/O'DWYER JENNIFER M
O'DWYER JENNIFER M (JT/RS), 97636 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

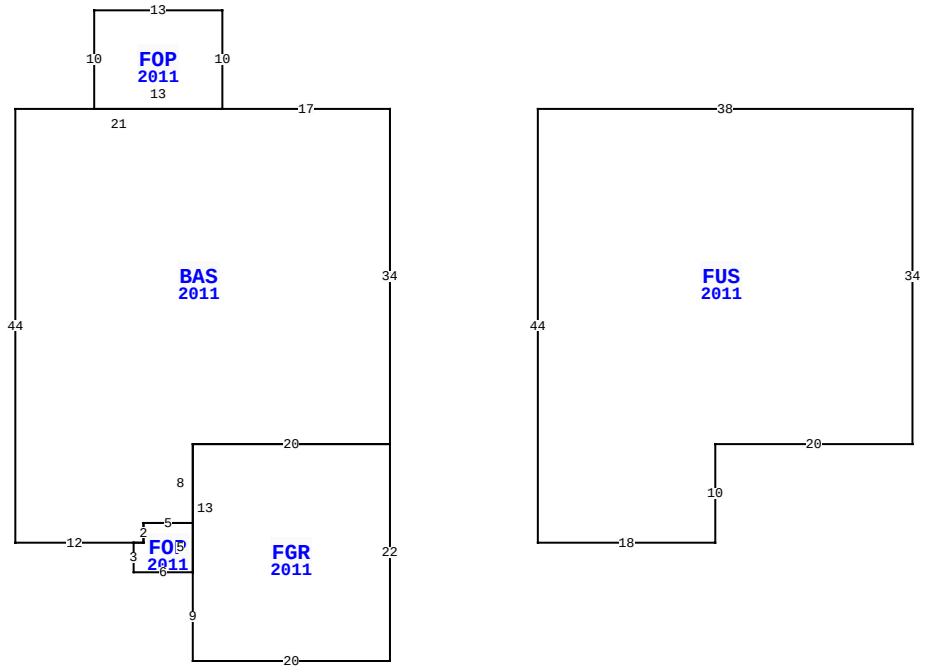
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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	1,462	100	1,462	151,622
FGR	440	55	242	25,097
FOP	28	30	8	830
FOP	130	30	39	4,044
FUS	1,472	100	1,472	152,659
TOTALS	3,532		3,223	334,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,223	92.0736	109.34	352,403	2011	2011	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2014 Heated Area: 2934 HX Base Yr 2014



97636 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,254
TOTAL MARKET OB/XF VALUE		5,394
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		414,648
SOH/AGL Deduction		197,092
ASSESSED VALUE		217,556
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,556
TOTAL JUST VALUE		414,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24215	CO ISSUED	0	03/16/2011
M15871	H/AC	0	01/01/2011
E23149	NEW CONSTR	0	12/01/2010
P14573	NEW CONSTR	0	12/01/2010
B24215	NEW CONSTR	312,955	12/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1878/0072	9/06/2013	WD	Q	I	02	248,000
GRANTOR: DAVIS WILLIAM S III &						
GRANTEE: SMITH JAMES I & JEN						
1732/0501	3/31/2011	WD	Q	I	01	204,300
GRANTOR: D R HORTON INC						
GRANTEE: DAVIS WILLIAM S III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N10 W13 S10 E13$ W21 S44 E12 FOP=[YR=2011] S3 E6 FGR=[YR=2011] S9 E20 N22 W20 S13$ N5 W5 S2 W1$ E1 N2 E5 N8 E20 N34$ PTR=E15 FUS=[YR=2011] E38 S34 W20 S10 W18 N44$ W15$.

EXTRA FEATURES

LN	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	0	1,255.00	SF	4.00	4.00	100	2011	2011	3	93	4,669	
2	0810	CONCRETE A	0	100	40	3	120.00	SF	6.50	6.50	100	2011	2011	3	93	725	

LAND DESCRIPTION

TOTAL OB/XF 5,394

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100	0003	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 06/13/2016 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS