LOT 13
IN OR 2021/1976
ROSES BLUFF SUB PB 7/110

BEASLEY BRENDA L
97572 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

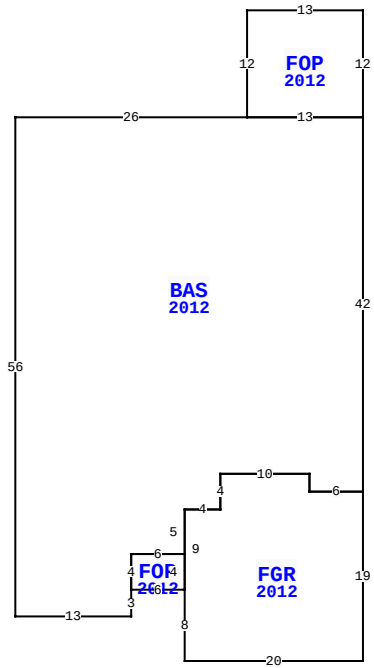
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,850	100	1,850	215,788
FGR	392	55	216	25,194
FOP	24	30	7	816
FOP	156	30	47	5,483
TOTALS	2,422		2,120	247,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,120	103.0176	122.33	259,340	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2016 Heated Area: 1850 HX Base Yr 2016



97572 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		247,281
TOTAL MARKET OB/XF VALUE		9,409
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,690
SOH/AGL Deduction		129,232
ASSESSED VALUE		202,458
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,458
TOTAL JUST VALUE		331,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226176	CO ISSUED	0	11/08/2012
M17519	H/AC	0	08/01/2012
E25258	ELEC OTHER	0	07/01/2012
B26176	NEW CONSTR	205,385	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2021/1976	12/29/2015	WD	Q	I	02	200,000
GRANTOR: DROST GUY MICHAEL JR						
GRANTEE: BEASLEY BRENDA L						
1938/1376	9/03/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: DROST GUY MICHAEL J						

BUILDING NOTES

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	1,130.00	SF	4.00	4.00	100	2012	2012	3	94	4,249	
2	0810	CONCRETE A	0	100	45	3	135.00	SF	6.50	6.50	100	2012	2012	3	94	825	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2012	2012	3	85	4,080	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	85	255	

BUILDING DIMENSIONS

FOP=[YR=2012] W13 S12 BAS=[YR=2012] W26 S56 E13 N3
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4
S9$ N4 W6 S4$ N4 E6 N5 E4 N4 E10 S2 E6 N42 W13$ E13 N12$.

LAND DESCRIPTION

TOTAL OB/XF 9,409

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 06/23/2017 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS