

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	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

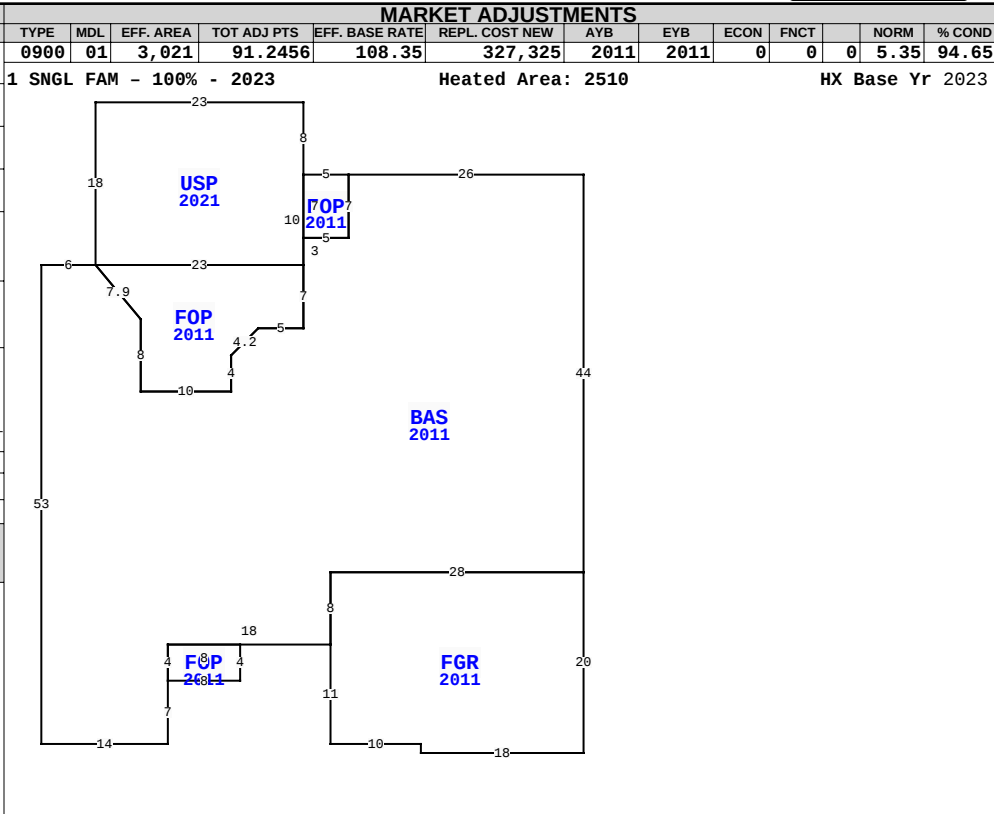
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,510	100	2,510	257,409
FGR	550	55	302	30,971
FOP	32	30	10	1,026
FOP	35	30	10	1,026
FOP	216	30	65	6,666
USP	414	30	124	12,716

TOTALS	3,757		3,021	309,813
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,218.00	UT	4.00	4.00	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	
3	0476	VF 6 SBPL	0	100	0	0	200.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	SFR MARSH	100	0003	RS-1	0.00	0.00	1.00	LT	



97536 BLUFF VIEW CIR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 06/15/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
10,661											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	309,813										
TOTAL MARKET OB/XF VALUE	10,661										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	395,474										
SOH/AGL Deduction	0										
ASSESSED VALUE	395,474										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	345,474										
TOTAL JUST VALUE	395,474										
NCON VALUE	0										
INCOME VALUE	0										
PREVIOUS YEAR MKT VALUE	341,739										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012694	USP	9,563	12/17/2021
C24635	CO ISSUED	0	09/07/2021
M16261	H/AC	0	06/01/2021
E23457	NEW CONSTR	0	05/01/2021
P14764	NEW CONSTR	0	05/01/2021
B24635	NEW CONSTR	277,809	04/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0948	11/09/2022	WD	Q	I	01	465,000	
GRANTOR: MCKENDREE JOSHUA D							
GRANTEE: ONEAL AERICKA B & B							
2362/1595	5/20/2020	WD	Q	I	01	328,000	
GRANTOR: MARTIN JONATHAN & APR							
GRANTEE: MCKENDREE JOSHUA D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W26 FOP=[YR=2011] W5 USP=[YR=2021] N8 W23 S18 E23 N10\$ S7 E5N7\$ S7 W5 S3 FOP=[YR=2011] W23 D6 R5 S8 E10 N4 U3 R3 E5 N7\$ S7 W5 D3 L3 S4 W10 N8 L5 U6 W6 S53 E14 N7 FOP=[YR=2011] E8 N4W8 S4\$ N4 E18 FGR=[YR=2011] S11 E10S1 E18 N20 W28 S8\$ N8 E28 N44\$.											