LOT 16
ROSES BLUFF SUB PB 7/110

FUHRMANN DANIEL J & TONI M
97518 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

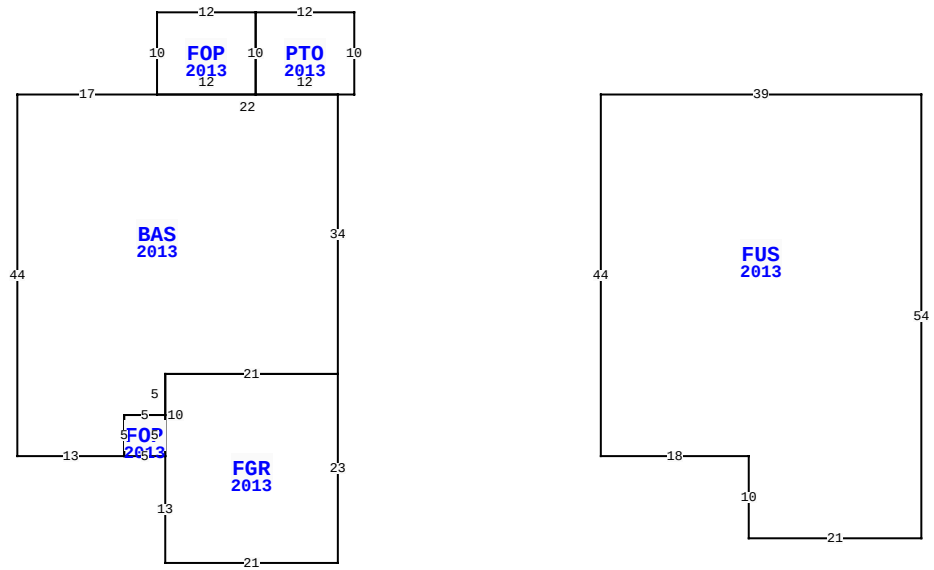
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4063.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	148,281
FGR	483	55	266	26,632
FOP	25	30	8	801
FOP	120	30	36	3,604
FUS	1,926	100	1,926	192,836
PTO	120	5	6	601
TOTALS	4,155		3,723	372,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,723	88.2900	104.84	390,319	2013	2013	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2023 Heated Area: 3407 HX Base Yr 2023



97518 BLUFF VIEW CIR, YULEE

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,755
TOTAL MARKET OB/XF VALUE		7,545
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		455,300
SOH/AGL Deduction		0
ASSESSED VALUE		455,300
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		405,300
TOTAL JUST VALUE		455,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006444	POOL		05/18/2023
B1327014	CO ISSUED	0	09/25/2013
B1327014	NEW CONSTR	0	03/01/2013
P1316478	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1706	4/29/2022	WD	Q	I	01	495,000
GRANTOR: WALL STEPHEN ALLEN &						
GRANTEE: FUHRMANN DANIEL J &						
2231/0194	10/15/2018	WD	Q	I	01	300,000
GRANTOR: WESTWIND REAL ESTATE						
GRANTEE: WALL STEPHEN ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] N10 W12 FOP=[YR=2013] W12 S10 BAS=[YR=2013] W17 S44 E13 FOP=[YR=2013] E5 FGR=[YR=2013] S13 E21 N23 W21 S10 $ N5 W5 S5 $ N5 E5 N5 E21 N34 W22 $ E12 N10 $ S10 E12$ PTR= E30 FUS=[YR=2013] E39 S54 W21 N10 W18 N44 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	911.00	SF	5.20	5.20	100	2013	2013	3	95	4,500	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	87	2,784	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 7,545

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	000116	C	SFR MARSH	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