LOT 17
IN OR 1769/665
ROSES BLUFF SUB PB 7/110

MILLER-LOUDERMILK CELENA/LOUDERMILK DANIEL L
97502 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0017-0000

BUILDING CHARACTERISTICS

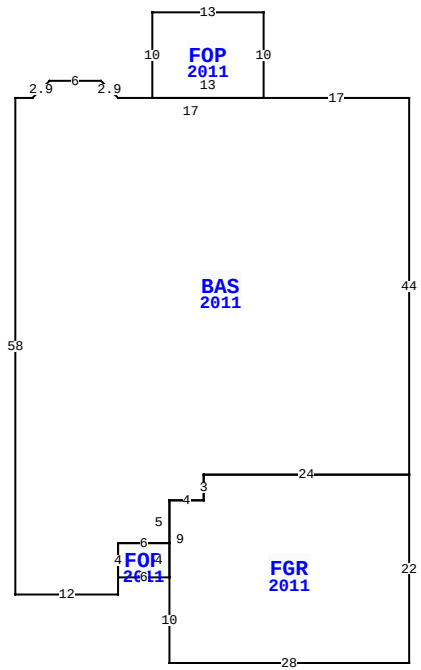
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,268	100	2,268	244,763
FGR	604	55	332	35,830
FOP	24	30	7	755
FOP	130	30	39	4,208
TOTALS	3,026		2,646	285,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,646	95.8176	113.78	301,062	2011	2011	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2012 Heated Area: 2268 HX Base Yr 2012



97502 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,557
TOTAL MARKET OB/XF VALUE		10,760
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,317
SOH/AGL Deduction		164,564
ASSESSED VALUE		206,753
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,753
TOTAL JUST VALUE		371,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24975	CO ISSUED	0	11/16/2011
E23763	NEW CONSTR	0	08/01/2011
P14910	NEW CONSTR	0	08/01/2011
B24975	NEW CONSTR	250,057	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1968/1148	3/06/2015	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: MILLER-LOUDERMILK C						
1769/0665	12/08/2011	WD	Q	I	01	198,800
GRANTOR: D R HORTON INC						
GRANTEE: MILLER-LOUDERMILK C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W17 FOP=[YR=2011] N10 W13 S10 E13$ W17 U2 L2 W6 D2 L2 W2 S58 E12 N2 FOP=[YR=2011] E6 FGR=[YR=2011] S10 E28 N22 W24 S3 W4 S9$ N4 W6 S4$ N4 E6 N5 E4 N3 E24 N44$.

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	1,222.00	SF	4.00	4.00	100	2011	2011	3	93	4,546	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2011	2011	3	93	308	
3	0476	VF 6 SBPL	0	100	0	0	169.00	LF	32.00	32.00	100	2012	2012	3	85	4,597	
4	0479	VF PICKET	0	100	0	0	94.00	LF	10.00	10.00	100	2012	2012	3	85	799	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	85	510	

LAND DESCRIPTION

TOTAL OB/XF 10,760

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	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