

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 70
Interior Floo	14	CARPET 30
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	1,917	100	1,917	234,277
FGR	420	55	231	28,231
FOP	40	30	12	1,466
FOP	135	30	40	4,889
PT0	302	5	15	1,834

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,144.00	SF	5.20
2	0911	SCRN RM A	0	100	0	0	282.00	SF	17.50
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,215	106.8102	126.84	280,951	2014	2014	0	0
1 SNGL FAM - 100% - 2022									
Heated Area: 1917					HX Base Yr 2022				

97468 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									
12,418									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					270,696				
TOTAL MARKET OB/XF VALUE					12,418				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					358,114				
SOH/AGL Deduction					50,185				
ASSESSED VALUE					307,929				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					257,929				
TOTAL JUST VALUE					358,114				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					298,960				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529890	SCRNENCL	6,306	01/01/2015
B1429136	CO ISSUED	0	11/06/2014
B1429136	NEW CONSTR	234,088	08/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2448/0195	3/19/2021	WD	Q	I	01	320,000	
GRANTOR: GROSS VICTOR J & SHES							
GRANTEE: CARTER MARK A & CHR							
2255/1886	2/15/2019	WD	Q	I	02	259,900	
GRANTOR: VELEZ STEPHANIE							
GRANTEE: GROSS VICTOR J & SH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W1 U2 L2 W1 PTO=[YR=2015] N4 W5 N7 W22 S11 D2 R2 E1 FOP=[YR=2014] S9 E15 N9 W15\$ E17 U2 R2 E5\$ W5 D2 L2 W2 S9 W15 N9 W1 U2 L2 W6 L2 D2 W1 S59 E12 FOP=[YR=2014] E8 FGR=[YR=2014] S6 E20 N21 W20 S15 \$ N5 W8 S5 \$ N5 E8 N10 E20 N44 \$.									