

LOT 28
IN OR 1945/1168
ROSES BLUFF SUB PB 7/110

SHACKELFORD ROBERT
97346 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0028-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,815	100	1,815	209,711
FGR	432	55	238	27,499
FOP	120	30	36	4,159
FSP	150	40	60	6,932
FSP	120	40	48	5,546
TOTALS	2,637		2,197	253,848

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	933.00	SF	5.20	5.20	100	2014	2014	3	95	4,609	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,197	100.9890	119.92	263,464	2014	2014	0	0	0	96.35
1 SNGL FAM - 0% - 0											
Heated Area: 1815											
HX Base Yr											
97346 BLUFF VIEW CIR, YULEE											

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

TOTAL OB/XF											
4,609											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			253,848
TOTAL MARKET OB/XF VALUE			4,609
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			333,457
SOH/AGL Deduction			69,795
ASSESSED VALUE			263,662
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			263,662
TOTAL JUST VALUE			333,457
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428917	CO ISSUED	0	10/22/2014
B1429454	FSP	1,316	10/01/2014
B1428917	NEW CONSTR	220,009	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1945/1168	10/31/2014	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHACKELFORD ROBERT						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2014] W12 FSP=[YR=2014] N10 W15 FSP=[YR=2017] W12 S10 E12 N10 \$ S10 E15 \$ W27 S41 FGR=[YR=2014] S20 E19 FOP=[YR=2014] S3 E11 N8 W3 N7 W6 S12 W2 \$ E2 N18 W4 N4 W10 S2 W7 \$ E7 N2 E10 S4 E4 S6 E6 S7 E12 N56 \$.															