

LOT 30
IN OR 2127/1216
ROSES BLUFF SUB PB 7/110

THOMPSON CLAIBORN B JR & KARA
97328 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	5 100
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
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NEIGHBORHOOD/LOC	4063.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,636	100	1,636	165,305
FGR	662	55	364	36,780
FOP	35	30	10	1,011
FOP	192	30	58	5,860
FUS	2,002	100	2,002	202,287

TOTALS	4,527		4,070	411,242
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	0	0	1,149.00	SF	5.20	
3	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	
4	0479	VF PICKET	0 100	0	0	60.00	LF	10.00	
5	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	
6	0855	CONC PAVER	0 100	0	0	284.00	SF	10.00	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE	03/17/2015	BY	RK
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,070	88.3080	104.87	426,821	2014	2014	0	0	3.65	96.35
1 SNGL FAM - 100% - 2018 Heated Area: 3638 HX Base Yr 2018											

97328 BLUFF VIEW CIR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE	06/15/2023 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395	
2	0811	CONCRETE B	0 100	0	0	1,149.00	SF	5.20	5.20	100	2014	2014	3	95	5,676	
3	0476	VF 6 SBPL	0 100	0	0	180.00	LF	32.00	32.00	100	2014	2014	3	89	5,126	
4	0479	VF PICKET	0 100	0	0	60.00	LF	10.00	10.00	100	2014	2014	3	89	534	
5	0861	POOL GUNIT	0 100	0	0	336.00	SF	85.00	85.00	100	2014	2014	3	78	22,277	
6	0855	CONC PAVER	0 100	0	0	284.00	SF	10.00	10.00	100	2014	2014	3	95	2,698	
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	70	3,500	

TOTAL OB/XF													43,206		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										411,242	
TOTAL MARKET OB/XF VALUE										43,206	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										529,448	
SOH/AGL Deduction										183,483	
ASSESSED VALUE										345,965	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										295,965	
TOTAL JUST VALUE										529,448	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										423,169	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429361	SWIM POOL	32,000	09/01/2014
B1327636	CO ISSUED	0	04/14/2014
B1327636	NEW CONSTR	422,300	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2127/1216	6/16/2017	WD	Q	I	02	365,000
GRANTOR: CASPER ERIC M & ERIN						
GRANTEE: THOMPSON CLAIBORN B						
1924/0245	6/13/2014	SW	Q	I	01	284,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CASPER ERIC M & ERI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W10 FOP=[YR=2014] N12 W16 S12 E16 \$ W38 S27 FGR=[YR=2014] S24 E18 N1 E10N1 FOP=[YR=2014] E7 N5 W7 S5 \$ N22 W28 \$ E28 S17 E20 N44 \$ PTR= E30 FUS=[YR=2014] E48 S30 W19 S20 W11 N1 W18 N49 \$ W30 \$.									