LOT 33
IN OR 1791/243
ROSES BLUFF SUB PB 7/110

HARRISON D WARREN & PAMELA S
97286 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0033-0000

BUILDING CHARACTERISTICS

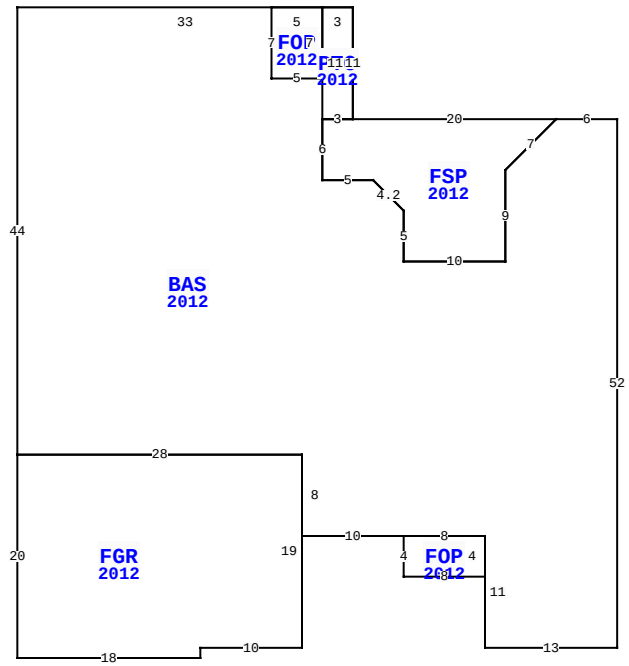
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,496	100	2,496	269,932
FGR	550	55	302	32,660
FOP	32	30	10	1,081
FOP	35	30	10	1,081
FSP	205	40	82	8,868
PTO	33	5	2	216
TOTALS	3,351		2,902	313,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,902	95.5134	113.42	329,145	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2013 Heated Area: 2496 HX Base Yr 2013



97286 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		313,840
TOTAL MARKET OB/XF VALUE		14,876
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		403,716
SOH/AGL Deduction		188,640
ASSESSED VALUE		215,076
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		165,076
TOTAL JUST VALUE		403,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26001	REMODEL	990	05/01/2012
C25498	CO ISSUED	0	04/25/2012
E24680	NEW CONSTR	0	02/01/2012
P15593	NEW CONSTR	0	01/01/2012
B25498	NEW CONSTR	280,033	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1949/0410	11/17/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: HARRISON D WARREN &						
1791/0243	4/30/2012	WD	Q	I	02	220,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HARRISON D WARREN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W6 FSP=[YR=2012] W20 PTO=[YR=2012] N11 W3
FOP=[YR=2012] W5 S7 E5 N7$ S11 E3$ W3 S6 E5 D3 R3 S5 E10
N9 R5 U5 $ D5 L5 S9 W10 N5 U3 L3 W5 N6 E3 N11 W33 S44
FGR=[YR=2012] S20 E18 N1 E10 N19 W28$ E28 S8 E10
FOP=[YR=2012] S4 E8 N4 W8$ E8 S11 E13 N52$.

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	28	13	364.00	SF	4.00	4.00	100	2012	2012	3	94	1,369	
2	0855	CONC PAVER	0	100	22	3	66.00	SF	10.00	10.00	100	2017	2017	3	97	640	
3	0855	CONC PAVER	0	100	0	0	1,278.00	SF	10.00	10.00	100	2017	2017	3	97	12,397	
4	1076	TRELLIS A	0	100	8	9	72.00	SF	7.50	7.50	100	2017	2017	3	87	470	

LAND DESCRIPTION

TOTAL OB/XF 14,876

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	000100	C	SFR	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 KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS