LOT 34
ROSES BLUFF SUB PB 7/110

HALL THOMAS & STEPHANIE
97270 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0034-0000

BUILDING CHARACTERISTICS

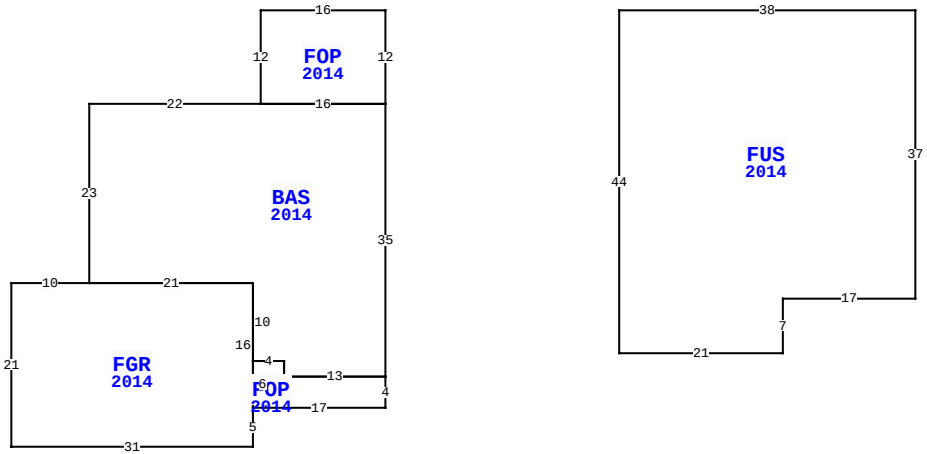
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,070	100	1,070	116,775
FGR	651	55	358	39,071
FOP	76	30	23	2,510
FOP	192	30	58	6,330
FUS	1,553	100	1,553	169,487
TOTALS	3,542		3,062	334,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,062	95.3856	113.27	346,833	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2022 Heated Area: 2623 HX Base Yr 2022



97270 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		334,174
TOTAL MARKET OB/XF VALUE		6,313
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,487
SOH/AGL Deduction		68,678
ASSESSED VALUE		346,809
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,809
TOTAL JUST VALUE		415,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328061	CO ISSUED	0	06/16/2014
B1328061	NEW CONSTR	313,708	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2398/1617	10/01/2020	WD	Q	I	01	352,000
GRANTOR: STEWART KYLE WILLIAM						
GRANTEE: HALL THOMAS & STEPH						
1925/1586	6/30/2014	SW	Q	I	01	250,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: STEWART KYLE WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W16 S12 BAS=[YR=2014] W22 S23 FGR=[YR=2014] W10 S21 E31 N5 FOP=[YR=2014] E17 N4 W13 N2 W4 S6 $ N16 W21 $ E21 S10 E4 S2 E13 N35W16$ E16 N12 $ PTR= E30 FUS=[YR=2014] E38 S37 W17 S7 W21 N44 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	1,278.00	SF	5.20	5.20	100	2014	2014	3	95	6,313	

LAND DESCRIPTION

TOTAL OB/XF 6,313

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		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 05/02/2018 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS