LOT 35
ROSES BLUFF SUB PB 7/110

OWEN BEVERLY
97254 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0035-0000

BUILDING CHARACTERISTICS

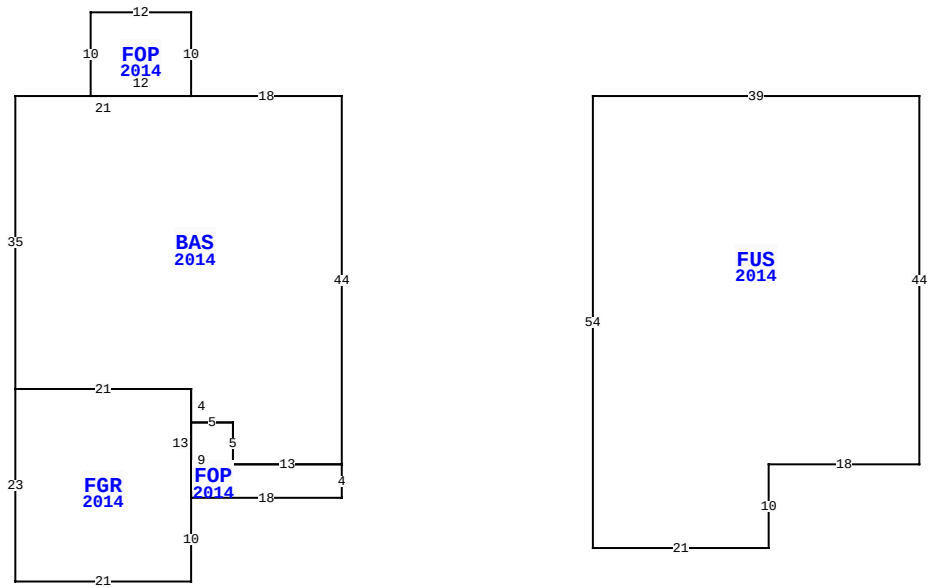
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,502	100	1,502	157,988
FGR	483	55	266	27,979
FOP	97	30	29	3,050
FOP	120	30	36	3,787
FUS	1,926	100	1,926	202,586
TOTALS	4,128		3,759	395,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,759	91.9350	109.17	410,370	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2022 Heated Area: 3428 HX Base Yr



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

97254 BLUFF VIEW CIR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,391
TOTAL MARKET OB/XF VALUE		42,470
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		512,861
SOH/AGL Deduction		0
ASSESSED VALUE		512,861
TOTAL EXEMPTION VALUE	13	512,861
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		512,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429413	SCRNROOM	7,600	10/01/2014
B1429031	SWIM POOL	32,200	07/01/2014
B1327251	CO ISSUED	0	02/24/2014
B1327251	NEW CONSTR	385,849	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/1536	7/12/2021	WD	Q	I	02	489,000
GRANTOR: RODRIGUES JENNIFER						
GRANTEE: OWEN BEVERLY						
1919/1541	5/27/2014	WD	Q	I	01	263,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RODRIGUES JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W18 FOP=[YR=2014] N10 W12 S10 E12 $ W21 S35 FGR=[YR=2014] S23 E21 N10 FOP=[YR=2014] E18 N4 W13 N5 W5 S9 $ N13 W21 $ E21 S4 E5 S5 E13 N44 $ PTR= E30 FUS=[YR=2014] E39 S44 W18 S10 W21 N54 $ 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	0810	CONCRETE A	0	100	0	0	1,252.00	SF	6.50	6.50	100	2014	2014	3	95	7,731	
2	0911	SCRN RM A	0	100	0	0	718.00	SF	17.50	17.50	100	2014	2014	3	70	8,796	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2014	2014	3	78	20,686	
4	0855	CONC PAVER	0	100	0	0	406.00	SF	10.00	10.00	100	2014	2014	3	95	3,857	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70	1,400	

LAND DESCRIPTION

TOTAL OB/XF 42,470

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