LOT 38
IN OR 1718/1541
ROSES BLUFF SUB PB 7/110

TITUS LINDA B
97202 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0038-0000

BUILDING CHARACTERISTICS

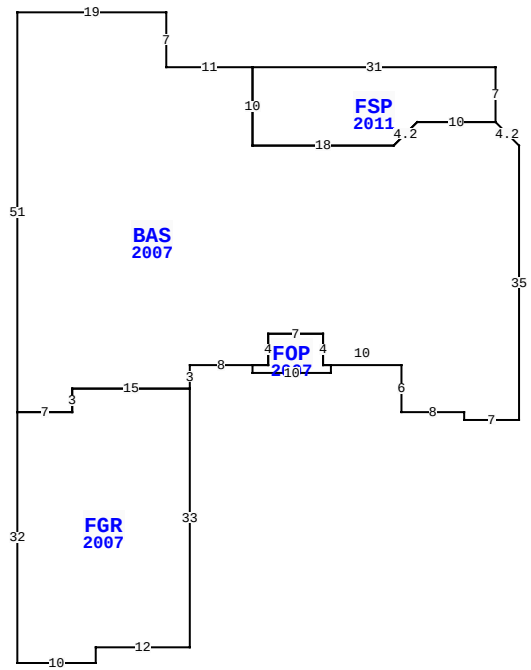
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,420	100	2,420	265,598
FGR	725	55	399	43,790
FOP	38	30	11	1,207
FSP	276	40	110	12,073
TOTALS	3,459		2,940	322,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,940	99.9126	118.65	348,831	2007	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2012 Heated Area: 2420 HX Base Yr 2012



97202 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		322,669
TOTAL MARKET OB/XF VALUE		10,702
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		408,371
SOH/AGL Deduction		191,995
ASSESSED VALUE		216,376
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,376
TOTAL JUST VALUE		408,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24685	ELEC OTHER	0	02/01/2012
B11036	REPAIR/RRF	4,200	02/01/2008
M13312	MECH OTHER	0	09/01/2007
E19740	ELEC OTHER	4,000	08/01/2007
P12611	OTHER	0	08/01/2007
C20317	CO ISSUED	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1718/1541	1/04/2011	WD	U	I	11	205,000
GRANTOR: D R HORTON INC						
GRANTEE: TITUS LINDA B						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 FSP=[YR=2011] N07 W31S10E18 U3 R3
E10$W10 D3 L3 W18N10W11N7W19S51FGR=[YR=2007] S32
E10N2E12N33W15S3W7$E7N3E15N3E8 FOP=[YR=2007]
S1E10N1W1N4W7S4W2$E2N4 E7S4E10S6E8S1E7N35$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0812	CONCRETE C	0	100	0	0	1,731.00	SF	4.00	4.00	100	2007	2007	3	89	6,162	
3	1242	WD DECK A	0	100	24	10	240.00	SF	10.00	10.00	100	2011	2011	3	55	1,320	

LAND DESCRIPTION

TOTAL OB/XF 10,702

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