LOT 41
ROSES BLUFF SUB PB 7/110

SMITH TRACI RENEE
97138 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0041-0000

BUILDING CHARACTERISTICS

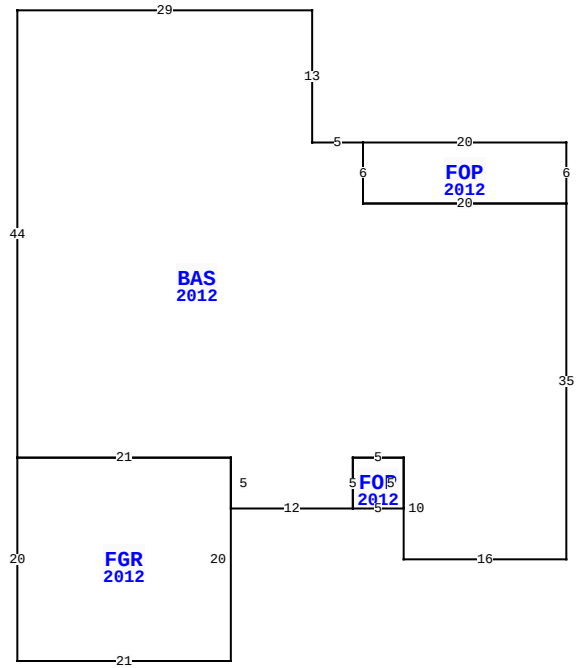
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,151	100	2,151	237,347
FGR	420	55	231	25,489
FOP	25	30	8	883
FOP	120	30	36	3,972
TOTALS	2,716		2,426	267,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,426	97.8138	116.15	281,780	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 0 Heated Area: 2151 HX Base Yr



97138 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		267,691
TOTAL MARKET OB/XF VALUE		4,563
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		347,254
SOH/AGL Deduction		134,495
ASSESSED VALUE		212,759
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,759
TOTAL JUST VALUE		347,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25909	CO ISSUED	0	08/21/2012
M17279	H/AC	0	06/01/2012
P15866	NEW CONSTR	0	05/01/2012
E24978	NEW CONSTR	0	04/01/2012
B25909	NEW CONSTR	236,595	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2283/1931	6/18/2019	WD	U	I	11	100
GRANTOR: FORCE NAOMI C & EVERE						
GRANTEE: SMITH TRACI RENEE						
2033/0109	3/08/2016	WD	Q	I	02	215,000
GRANTOR: BADGER CHRISTOPHER MI						
GRANTEE: FORCE NAOMI C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W20 BAS=[YR=2012] W5 N13 W29 S44
FGR=[YR=2012] S20 E21 N20 W21$ E21 S5 E12 FOP=[YR=2012] E5 N5 W5 S5$ N5 E5 S10 E16 N35 W20 N6$ S6 E20 N6$.

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	806.00	SF	5.20	5.20	100	2012	2012	3	94	3,940	
2	0810	CONCRETE A	0	100	34	3	102.00	SF	6.50	6.50	100	2012	2012	3	94	623	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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