LOT 42
ROSES BLUFF SUB PB 7/110

SCHLECKER LOUIS & KATIE
97122 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0042-0000

BUILDING CHARACTERISTICS

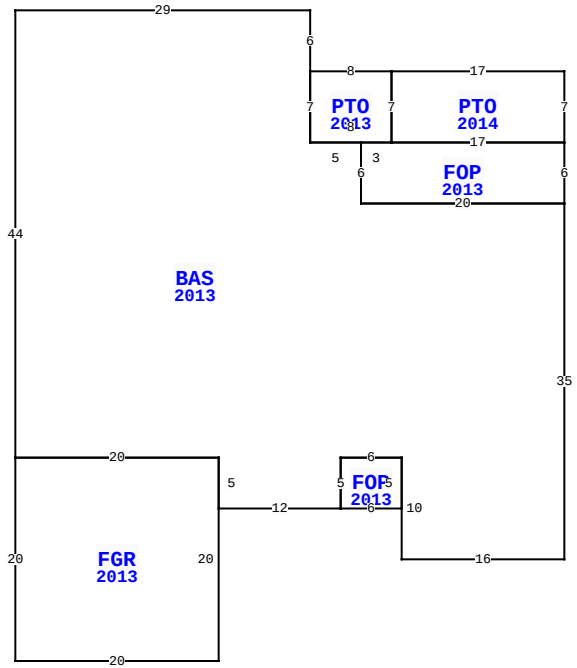
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	239,471
FGR	400	55	220	24,493
FOP	30	30	9	1,002
FOP	120	30	36	4,007
PTO	56	5	3	334
PTO	119	5	6	668
TOTALS	2,876		2,425	269,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,425	97.8138	116.15	281,664	2013	2013	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2023 Heated Area: 2151 HX Base Yr 2023



97122 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		269,975
TOTAL MARKET OB/XF VALUE		39,234
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,209
SOH/AGL Deduction		0
ASSESSED VALUE		384,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		334,209
TOTAL JUST VALUE		384,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429170	ADDITION	2,676	08/01/2014
B1327295	CO ISSUED	0	12/27/2013
E1326597	NEW CONSTR	0	08/01/2013
B1327295	NEW CONSTR	249,337	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2343/1929	2/27/2020	WD	Q	I	02	275,000
GRANTOR: GRIFFITT MICHAEL R &						
GRANTEE: SCHLECKER LOUIS & K						
2117/1444	5/01/2017	WD	Q	I	01	248,000
GRANTOR: HATCH JOSHUA K & JENN						
GRANTEE: GRIFFITT MICHAEL R						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] N7 W17 S7 E17$FOP=[YR=2013] W17 PTO=[YR=2013] N7 W8 BAS=[YR=2013] N6 W29 S44 FGR=[YR=2013] S20 E20 N20 W20 $ E20 S5 E12 FOP=[YR=2013] E6 N5 W6 S5 $ N5 E6 S10 E16 N35 W20 N6 W5 N7 $ S7 E8 $ W3 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	795.00	SF	5.20	5.20	100	2013	2013	3	95	3,927	
2	0911	SCRN RM A	0	100	7	17	119.00	SF	17.50	17.50	100	2014	2014	3	70	1,458	
3	0463	FENCE GATE	0	100	30	0	120.00	UT	300.00	300.00	100	2017	2017	3	94	33,840	
4	0462	ST/AL FNC	0	100	0	0	1.00	SF	10.00	10.00	100	2017	2017	3	87	9	

LAND DESCRIPTION

TOTAL OB/XF 39,234

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