



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	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	2,655	100	2,655	282,943
FGR	550	55	302	32,184
FOP	90	30	27	2,877
FSP	175	40	70	7,460
TOTALS	3,470		3,054	325,464

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	1,256.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,054	93.4812	111.01	339,025	2014	2014	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2655 HX Base Yr 2022									
97104 BLUFF VIEW CIR, YULEE									

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		325,464	
TOTAL MARKET OB/XF VALUE		6,205	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		406,669	
SOH/AGL Deduction		80,774	
ASSESSED VALUE		325,895	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		270,895	
TOTAL JUST VALUE		406,669	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,826	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327393	CO ISSUED	0	02/28/2014
B1327393	NEW CONSTR	305,392	07/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2495/1094	9/02/2021	WD Q	Q	I	01
GRANTOR: WARD MARVIN THOMAS & GRANTEE: BOWLING PAUL B & AB					
2052/1848	6/03/2016	WD Q	Q	I	01
GRANTOR: GAINES NICHOLAS & COU GRANTEE: WARD MARVIN THOMAS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W6 FSP=[YR=2016] W18 S6 D3 S5 E10 N9 U5 R5 \$ L5 D5 S9 W10 N5 L3 U3 N19 W19 N6 W16 S51 FGR=[YR=2014] S20 E18 N1 E10 N6 FOP=[YR=2014] E18 N5 W18 S5 \$ N13 W28 \$ E28 S8 E18 S11 E13 N51 \$.									