LOT 44
IN OR 1901/1835
ROSES BLUFF SUB PB 7/110

HAMPTON MATTHEW A & CHRISTINE M
97090 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0044-0000

BUILDING CHARACTERISTICS

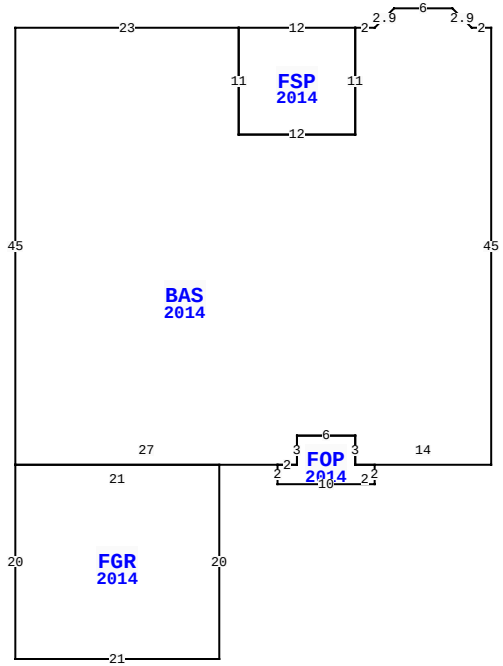
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,071	100	2,071	234,500
FGR	420	55	231	26,156
FOP	38	30	11	1,246
FSP	132	40	53	6,002
TOTALS	2,661		2,366	267,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,366	98.9604	117.52	278,052	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2015 Heated Area: 2071 HX Base Yr 2015



97090 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		267,903
TOTAL MARKET OB/XF VALUE		7,212
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		350,115
SOH/AGL Deduction		155,775
ASSESSED VALUE		194,340
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,340
TOTAL JUST VALUE		350,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		283,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327602	CO ISSUED	0	02/05/2014
P1316809	NEW CONSTR	0	08/01/2013
B1327602	NEW CONSTR	241,129	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1901/1835	2/07/2014	SW	Q	I	01	199,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HAMPTON MATTHEW A &						
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=2014] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2014] W12 S11 E12 N11$ S11 W12 N11 W23 S45 FGR=[YR=2014] S20 E21 N20 W21 $ E27 FOP=[YR=2014] S2 E10N2 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E14 N45 $.

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	1,168.00	SF	6.50	6.50	100	2014	2014	3	95	7,212	

LAND DESCRIPTION

TOTAL OB/XF 7,212

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