LOT 48
ROSES BLUFF SUB PB 7/110

BATTEN LARRY D JR/JEFFRIES AMANDA
97038 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0048-0000

BUILDING CHARACTERISTICS

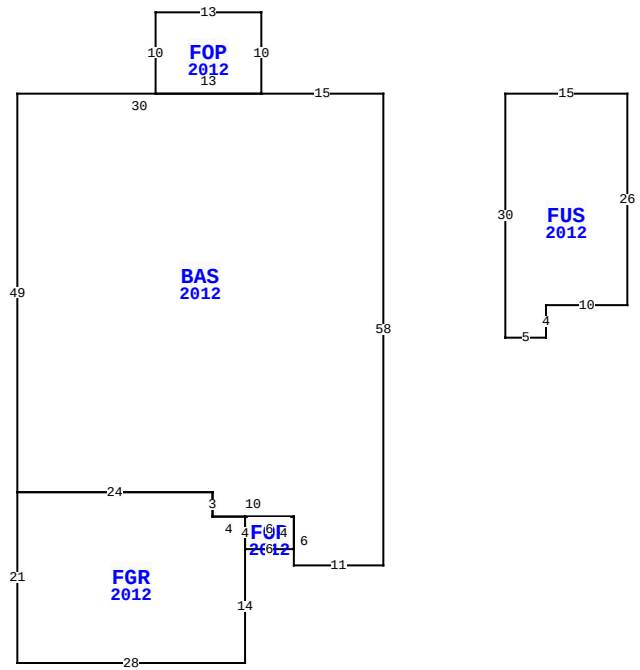
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,334	100	2,334	244,868
FGR	576	55	317	33,258
FOP	24	30	7	734
FOP	130	30	39	4,091
FUS	410	100	410	43,014
TOTALS	3,474		3,107	325,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,107	92.6532	110.03	341,863	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2019 Heated Area: 2744 HX Base Yr 2019



97038 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		325,966
TOTAL MARKET OB/XF VALUE		5,096
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,062
SOH/AGL Deduction		144,724
ASSESSED VALUE		261,338
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,338
TOTAL JUST VALUE		406,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25851	CO ISSUED	0	07/26/2012
E25023	NEW CONSTR	0	05/01/2012
M17169	H/AC	0	05/01/2012
P15830	NEW CONSTR	0	04/01/2012
B25851	NEW CONSTR	305,653	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/0571	2/07/2022	WD	U	I	11	104,000
GRANTOR: BATTEN LARRY D JR						
GRANTEE: BATTEN LARRY D JR &						
2251/1066	1/16/2019	QC	U	I	11	100
GRANTOR: BATTEN AMY E						
GRANTEE: BATTEN LARRY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N10 W13 S10 E13$ W30 S49 FGR=[YR=2012] S21 E28 N14 FOP=[YR=2012] E6 N4 W6 S4$ N4 W4 N3 W24$ E24 S3 E10 S6 E11 N58$ PTR=E15 FUS=[YR=2012] E15 S26 W10 S4 W5 N30$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,253.00	SF	4.00	4.00	100	2012	2012	3	94	4,711	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2012	2012	3	94	385	

LAND DESCRIPTION

TOTAL OB/XF 5,096

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 12/14/2016 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS