

LOT 52
IN OR 2244/303
ROSES BLUFF SUB PB 7/110

SAFIN JEANETTE ANN
97629 BLUFF VIEW CR
YULEE, FL 32097

2023

42-3N-28-1870-0052-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	31	HARDIE BRD 80	0900	01	2,271	100.9890	119.92	272,338	2012	2012	0	0	4.60	95.40	VALUATION BY STANDARD															
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2013													Heated Area: 1964														
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2013														
Roof Cover	03	COMP SHNGL 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 50																												
Interior Floo	14	CARPET 50																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms		3 100																												
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	1,964	100	1,964	224,689																										
FGR	412	55	227	25,970																										
FOP	108	30	32	3,660																										
FSP	120	40	48	5,491																										
TOTALS			2,604	2,271	259,810																									
EXTRA FEATURES			97629 BLUFF VIEW CIR, YULEE																											
L N	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	1,172.00	SF	4.00	4.00	100	2012	2012	3	94	4,407															
2	0810	CONCRETE A	0 100	31	3	93.00	SF	6.50	6.50	100	2012	2012	3	94	568															
TOTAL OB/XF 4,975																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
1	000134	C	SFR POND	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 02/03/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														