LOT 60
ROSES BLUFF SUB PB 7/110

PADGETT GRACE V
97481 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0060-0000

BUILDING CHARACTERISTICS

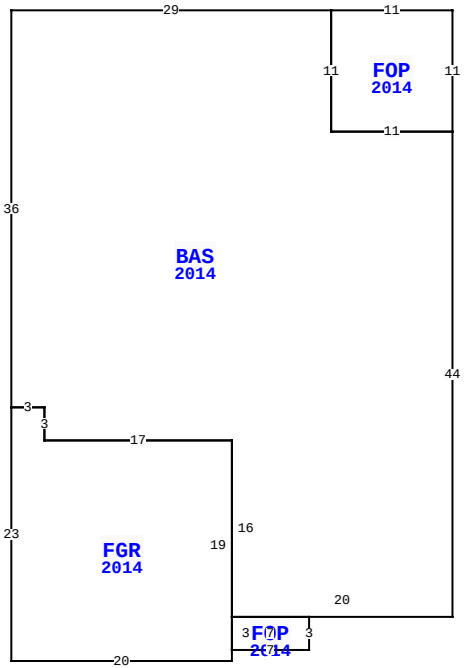
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,750	100	1,750	208,557
FGR	409	55	225	26,814
FOP	21	30	6	715
FOP	121	30	36	4,290
TOTALS	2,301		2,017	240,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,017	104.1642	123.69	249,483	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2020 Heated Area: 1750 HX Base Yr 2020



97481 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		240,377
TOTAL MARKET OB/XF VALUE		10,807
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,184
SOH/AGL Deduction		118,259
ASSESSED VALUE		207,925
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,925
TOTAL JUST VALUE		326,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428718	CO ISSUED	0	08/11/2014
B1428718	NEW CONSTR	209,034	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/1248	7/09/2019	WD	Q	I	01	232,000
GRANTOR: ZINGLER LUCAS ALLAN &						
GRANTEE: PADGETT GRACE V						
1937/1751	9/11/2014	SW	Q	I	02	169,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ZINGLER LUCAS ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W11 BAS=[YR=2014] W29 S36 FGR=[YR=2014] S23 E20 N1 FOP=[YR=2014] E7 N3 W7 S3 $ N19 W17 N3 W3 $ E3 S3 E17 S16 E20 N44 W11 N11 $ S11 E11 N11 $.

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	1,096.00	SF	5.20	5.20	100	2014	2014	3	95	5,414	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2014	2014	3	89	5,126	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	89	267	

LAND DESCRIPTION

TOTAL OB/XF 10,807

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