



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,850	100	1,850	213,389
FGR	392	55	216	24,915
FOP	24	30	7	808
FSP	130	40	52	5,998
TOTALS	2,396		2,125	245,108

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	0811	CONCRETE B	0	100	0	0	788.00	SF	5.20	5.20	100	2012	2012	3	94	3,852	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2012	2012	3	94	275	
3	0861	POOL GUNIT	0	100	27	10	270.00	SF	85.00	85.00	100	2016	2016	3	84	19,278	
4	0855	CONC PAVER	0	100	0	0	591.00	SF	10.00	10.00	100	2016	2016	3	97	5,733	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
6	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2016	2016	3	92	6,712	

LAND DESCRIPTION			TOTAL OB/XF 36,402														
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
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	101.8710	120.97	257,061	2012	2012	0	0	0	4.65	95.35

1 SNGL FAM - 100% - 2020

Heated Area: 1850

HX Base Yr 2020

The diagram shows a floor plan with three rooms and connecting corridors. The rooms are labeled in blue text: FSP 2016, BAS 2012, and FGR 2012. The dimensions are as follows:

- FSP 2016: 13 (width) x 10 (height)
- BAS 2012: 56 (width) x 42 (height)
- FGR 2012: 19 (width) x 20 (height)

Corridor dimensions:

- Top corridor: 13
- Left corridor: 26
- Bottom corridor: 13
- Right corridor: 19
- Internal corridor (top right): 10
- Internal corridor (middle right): 6
- Internal corridor (bottom right): 9
- Internal corridor (bottom left): 8
- Internal corridor (middle left): 5
- Internal corridor (top left): 4
- Internal corridor (bottom left): 3
- Internal corridor (middle left): 6
- Internal corridor (top left): 4

97281 BLUFF VIEW CIR, YULEE												BLD DATE	03/03/2023	NW	LGL DATE	
												XF DATE			LAND DATE	06/15/2023
												INC DATE			AG DATE	MLU

TOTAL OB/XF 36,402												OTHER ADJUSTMENTS AND NOTES				
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
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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,108	
TOTAL MARKET OB/XF VALUE		36,402	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		356,510	
SOH/AGL Deduction		121,872	
ASSESSED VALUE		234,638	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,638	
TOTAL JUST VALUE		356,510	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,773	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633210	SWIM POOL	29,000	10/01/2016
C25098	CO ISSUED	0	02/02/2012
M16714	H/AC	0	01/03/2012
E23889	NEW CONSTR	0	10/01/2011
B25098	NEW CONSTR	203,308	09/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/1605	5/29/2019	WD	Q	I	02	289,000	
GRANTOR: PALMER HUGH T & JACQU							
GRANTEE: PRUNEAU MAURICE L J							
2055/0197	6/23/2016	WD	Q	I	01	207,500	
GRANTOR: NORMAN DONALD JAMES S							
GRANTEE: PALMER HUGH T & JAC							

BUILDING NOTES																
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BUILDING DIMENSIONS																
FSP=[YR=2016] W13 S10 BAS=[YR=2012] W26 S56 E13 N3																
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4																
S9\$ N4 W6 S4\$ N4 E6 N5 E4 N4 E10 S2 E6 N42 W13\$ E13 N10\$.																