



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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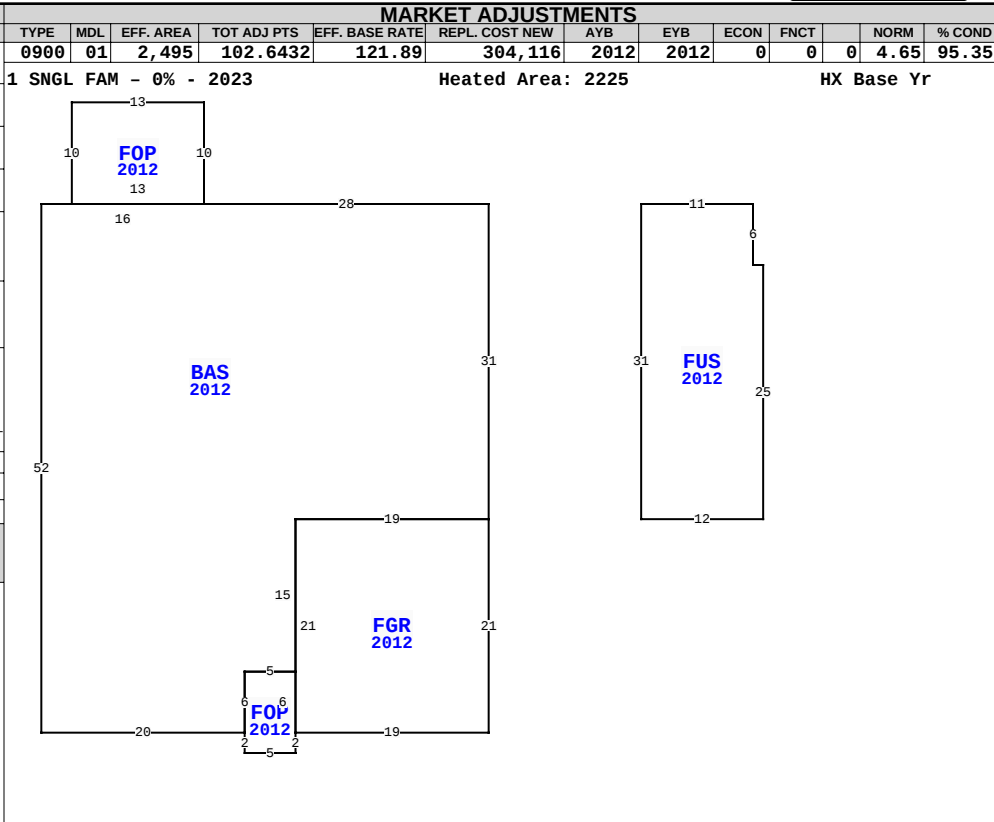
NEIGHBORHOOD/LOC	4063.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,859	100	1,859	216,057
FGR	399	55	219	25,453
FOP	40	30	12	1,395
FOP	130	30	39	4,533
FUS	366	100	366	42,538

TOTALS	2,794		2,495	289,975
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20
2	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50
3	0476	VF 6 SBPL	0	0	0	0	48.00	LF	32.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0003	RS-1	0.00	0.00	1.00



97263 BLUFF VIEW CIR, YULEE

TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					289,975				
TOTAL MARKET OB/XF VALUE					5,384				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					370,359				
SOH/AGL Deduction					0				
ASSESSED VALUE					370,359				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					370,359				
TOTAL JUST VALUE					370,359				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					300,837				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25595	CO ISSUED	0	06/07/2012
E24816	NEW CONSTR	0	03/01/2012
M16996	H/AC	0	03/01/2012
B25595	NEW CONSTR	247,052	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/801	5/22/2023	WD	Q	I	01	407,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: DANIELSON STEPHEN &						
2583/1435	8/09/2022	WD	U	I	37	408,300
GRANTOR: NICHOLSON MARK A &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W28 FOP=[YR=2012] N10 W13 S10 E13\$ W16 S52 E20 FOP=[YR=2012] S2 E5 N2 FGR=[YR=2012] E19 N21 W19 S21\$ N6 W5 S6\$ N6 E5 E19 N31\$ PTR=E15 FUS=[YR=2012] E11 S6 E1 S25 W12 N31\$ W15\$.									