LOT 70
ROSES BLUFF SUB PB 7/110

AGOSTISI JEROME P & MARY E
97177 BLUFF VIEW CIR
YULEE, FL 32097

2023

42-3N-28-1870-0070-0000

BUILDING CHARACTERISTICS

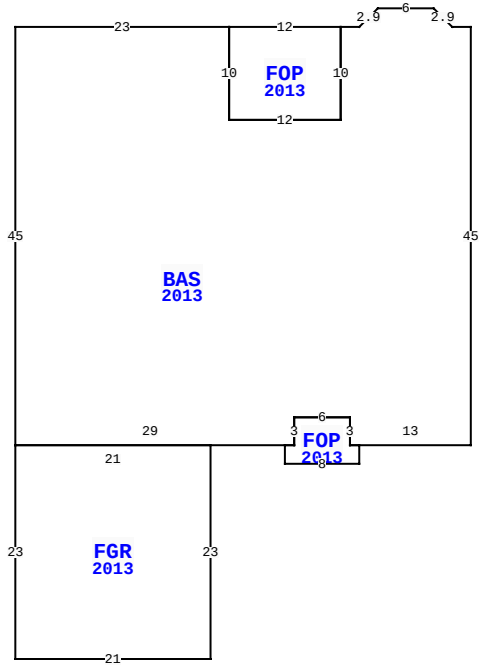
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,083	100	2,083	231,899
FGR	483	55	266	29,614
FOP	34	30	10	1,114
FOP	120	30	36	4,007
TOTALS	2,720		2,395	266,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	97.8138	116.15	278,179	2013	2013	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2021 Heated Area: 2083 HX Base Yr 2021



97177 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		266,635
TOTAL MARKET OB/XF VALUE		4,001
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		345,636
SOH/AGL Deduction		105,277
ASSESSED VALUE		240,359
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,359
TOTAL JUST VALUE		345,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327066	CO ISSUED	0	01/21/2014
E1326386	NEW CONSTR	0	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1586	10/30/2020	WD	Q	I	02	290,000
GRANTOR: MEJIA JUAN LUIS MONDR						
GRANTEE: AGOSTISI JEROME P &						
2195/1107	5/04/2018	WD	Q	I	01	249,900
GRANTOR: CHAMBERLAIN JAMES D &						
GRANTEE: MEJIA JUAN L MONDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W2 U2 L2 W6 D2 L2 W2 FOP=[YR=2013] W12 S10 E12 N10 $ S10 W12 N10 W23 S45 FGR=[YR=2013] S23 E21 N23 W21 $ E29 FOP=[YR=2013] S2 E8 N2 W1 N3 W6 S3 W1 $ E1 N3 E6 S3 E13 N45 $.

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	810.00	SF	5.20	5.20	100	2013	2013	3	95	4,001	

LAND DESCRIPTION

TOTAL OB/XF 4,001

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