LOT 71
IN OR 1942/1687
ROSES BLUFF SUB PB 7/110

DEGRAMMONT PATRICK J
97163 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0071-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

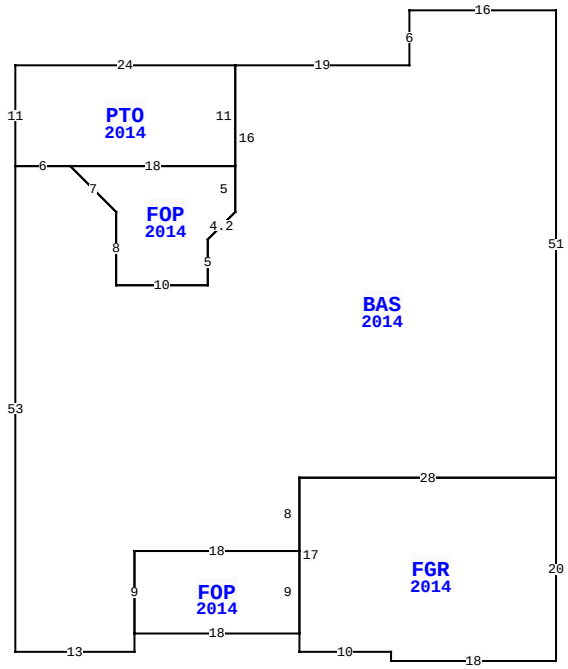
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,716	100	2,716	297,957
FGR	550	55	302	33,131
FOP	162	30	49	5,375
FOP	162	30	49	5,375
PTO	264	5	13	1,426
TOTALS	3,854		3,129	343,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,129	95.8824	113.86	356,268	2014	2014	0	0	0	3.65	96.35

1 SNGL FAM – 100% - 2015 Heated Area: 2716 HX Base Yr 2015



97163 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,264
TOTAL MARKET OB/XF VALUE		6,131
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		424,395
SOH/AGL Deduction		185,015
ASSESSED VALUE		239,380
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,380
TOTAL JUST VALUE		424,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,015

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428785	CO ISSUED	0	09/24/2014
B1428785	NEW CONSTR	326,984	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/1687	10/17/2014	SW	Q	I	02	256,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DEGRAMMONT PATRICK						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 S6 W19 PTO=[YR=2014] W24 S11 E6 FOP=[YR=2014] E18 S5 D3 L3 S5 W10 N8 U5 L5 $ E18 N11 $ S16 D3 L3 S5 W10 N8 U5 L5 W6 S53 E13 N2 FOP=[YR=2014] E18 FGR=[YR=2014] S2 E10 S1 E18 N20 W28 S17$ N9 W18 S9 $ N9 E18 N8 E28 N51 $.

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	1,241.00	SF	5.20	5.20	100	2014	2014	3	95	6,131	

LAND DESCRIPTION

TOTAL OB/XF 6,131

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