

LOT 73
IN OR 2114/107
ROSES BLUFF SUB PB 7/110

OLIVER RICHARD F
97137 BLUFF VIEW
YULEE, FL 32097

2023

42-3N-28-1870-0073-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4										
Exterior Wall	31	HARDIE BRD 80	0900	01	2,270	98.6958	117.20	266,044	2011	2011	0	0	0	5.10	94.90	VALUATION BY STANDARD									
Exterior Wall	16	WD FR STUC 20	1 SNGL FAM - 100% - 2018													Heated Area: 1964									
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2018									
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	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	1,964	100	1,964	218,442																					
FGR	412	55	227	25,247																					
FOP	130	30	39	4,338																					
FOP	134	30	40	4,449																					
TOTALS			2,640	2,270	252,476																				
EXTRA FEATURES			97137 BLUFF VIEW CIR, YULEE																						
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	0812	CONCRETE C	0 100	0 0	1,133.00	SF	4.00	4.00	100	2011	2011	3	93	4,215											
2	0810	CONCRETE A	0 100	37 3	111.00	SF	6.50	6.50	100	2011	2011	3	93	671											
LAND DESCRIPTION			TOTAL OB/XF 4,886																						
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
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								
REVIEW DATE 01/24/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									