LOT 74
IN OR 1962/655
ROSES BLUFF SUB PB 7/110

KENT JOHN & ANGELA
97117 BLUFF VIEW CIRCLE
YULEE, FL 32097

2023

42-3N-28-1870-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

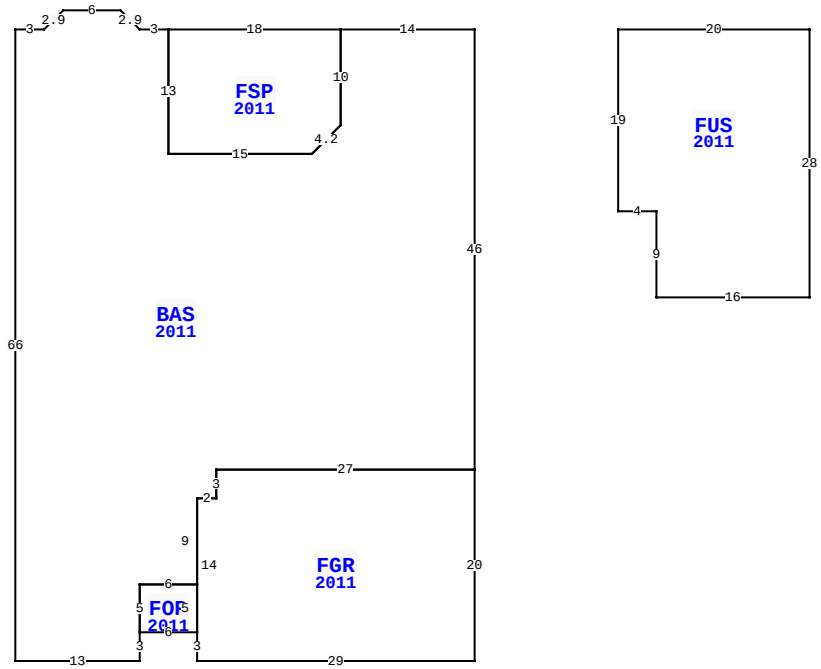
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,333	100	2,333	262,096
FGR	574	55	316	35,500
FOP	30	30	9	1,011
FSP	230	40	92	10,336
FUS	524	100	524	58,867
TOTALS	3,691		3,274	367,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,274	99.6912	118.38	387,576	2011	2011	0	0	0	5.10	94.90

1 SNGL FAM – 100% - 2016 Heated Area: 2857 HX Base Yr 2016



97117 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		367,810
TOTAL MARKET OB/XF VALUE		11,356
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		454,166
SOH/AGL Deduction		175,872
ASSESSED VALUE		278,294
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,294
TOTAL JUST VALUE		454,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24923	CO ISSUED	0	11/16/2011
B23680	NEW CONSTR	0	08/01/2011
P14891	NEW CONSTR	0	07/01/2011
B24923	NEW CONSTR	316,519	07/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1962/0655	1/27/2015	WD	Q	I	02	270,000
GRANTOR: MCCORMICK PHILLIP DAV						
GRANTEE: KENT JOHN & ANGELA						
1767/0717	11/30/2011	WD	Q	I	02	232,600
GRANTOR: D R HORTON INC						
GRANTEE: MCCORMICK PHILLIP D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W14 FSP=[YR=2011] W18 S13 E15 U3 R3 N10$ S10 D3 L3 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W27 S3 W2 S14$ N5 W6 S5$ N5 E6 N9 E2 N3 E27 N46$ PTR=E15 FUS=[YR=2011] E20 S28 W16 N9 W4 N19$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00	100	2011	2011	3	93	4,568	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2011	2011	3	93	199	
3	0462	ST/AL FNC	0	100	0	0	928.00	SF	10.00	10.00	100	2012	2012	3	71	6,589	

LAND DESCRIPTION

TOTAL OB/XF 11,356

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	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