LOT 5
ROSES BLUFF SUB PB 7/110

EDWARDS FRANKLIN L & LINDA F
97658 BLUFF VIEW CR
YULEE, FL 32097

2024

42-3N-28-1870-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

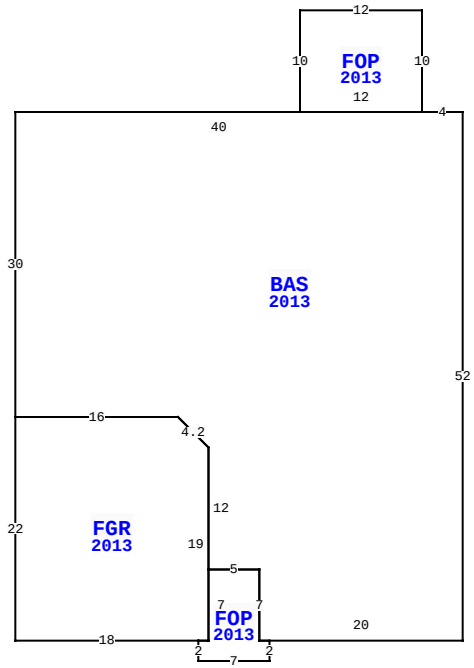
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,840	100	1,840	216,445
FGR	414	55	228	26,820
FOP	49	30	15	1,765
FOP	120	30	36	4,234
TOTALS	2,423		2,119	249,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,119	98.6958	123.37	261,421	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2022 Heated Area: 1840 HX Base Yr 2022



97658 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		249,265
TOTAL MARKET OB/XF VALUE		3,842
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		328,107
SOH/AGL Deduction		54,082
ASSESSED VALUE		274,025
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		224,025
TOTAL JUST VALUE		328,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226565	CO ISSUED	0	03/21/2013
M1317831	H/AC	0	01/01/2013
P1216254	NEW CONSTR	0	12/01/2012
B1226565	NEW CONSTR	215,250	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2455/1531	4/23/2021	WD	Q	I	01	272,000
GRANTOR: SHOWALTER ZACHARY L						
GRANTEE: EDWARDS FRANKLIN L						
2149/1591	10/02/2017	WD	Q	I	01	225,000
GRANTOR: ROSS BRANDON K & TIFF						
GRANTEE: SHOWALTER ZACHARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W4 FOP=[YR=2013] N10 W12 S10 E12 $ W40 S30
FGR=[YR=2013] S22 E18 FOP=[YR=2013] S2 E7 N2 W1 N7 W5 S7 W1
$ E1 N19 U3 L3 W16 $ E16 D3 R3 S12 E5 S7 E20 N52 $.

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	786.00	SF	5.20	5.20	100	2013	2013	3	94	3,842	

LAND DESCRIPTION

TOTAL OB/XF 3,842

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS