

LOT 13
IN OR 2021/1976
ROSES BLUFF SUB PB 7/110

BEASLEY BRENDA L
97572 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0013-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	1,850	100	1,850	225,956
FGR	392	55	216	26,382
FOP	24	30	7	855
FOP	156	30	47	5,740
TOTALS	2,422		2,120	258,933

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		1,130.00	4.00	100	2012	2012	3	93	4,204	
2	0810	CONCRETE A	0	100	45	3		135.00	6.50	100	2012	2012	3	93	816	
3	0476	VF 6 SBPL	0	100	0	0		150.00	32.00	100	2012	2012	3	83	3,984	
4	0470	VNYL GATE	0	100	0	0		1.00	300.00	100	2012	2012	3	83	249	

LAND DESCRIPTION			TOTAL OB/XF 9,253													
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
1	000100	C	SFR	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,120	103.0176	128.77	272,992	2012	2012	0	0	5.15	94.85
1 SNGL FAM - 100% - 2016				Heated Area: 1850				HX Base Yr 2016			
BLD DATE		03/03/2023				NW		LGL DATE		06/15/2023	
XF DATE								LAND DATE		MLU	
INC DATE											

97572 BLUFF VIEW CIR, YULEE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										258,933	
TOTAL MARKET OB/XF VALUE										9,253	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										343,186	
SOH/AGL Deduction										134,654	
ASSESSED VALUE										208,532	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										158,532	
TOTAL JUST VALUE										343,186	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										331,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1226176	CO ISSUED	0	11/08/2012
M17519	H/AC	0	08/01/2012
E25258	ELEC OTHER	0	07/01/2012
B26176	NEW CONSTR	205,385	07/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2021/1976	12/29/2015	WD	Q	I	02	200,000	
GRANTOR: DROST GUY MICHAEL JR							
GRANTEE: BEASLEY BRENDA L							
1938/1376	9/03/2014	QC	U	I	11	100	
GRANTOR: DRH ENERGY INC							
GRANTEE: DROST GUY MICHAEL J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2012] W13 S12 BAS=[YR=2012] W26 S56 E13 N3									
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4									
S9\$ N4 W6 S4\$ N4 E6 N5 E4 N4 E10 S2 E6 N42 W13\$ E13 N12\$.									