



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,334	100	2,334	263,242
FGR	576	55	317	35,753
FOP	24	30	7	790
FOP	120	30	36	4,060
FUS	410	100	410	46,242
TOTALS	3,464		3,104	350,088

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	1,204.00	SF	4.00	4.00	100	2011	2011	3	92	4,431	
2	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2011	2011	3	92	359	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2021	2021	3	95	33,915	
4	0911	SCRN RM A	0	100	37	31	1,147.00	SF	17.50	17.50	100	2021	2021	3	93	18,667	
5	0855	CONC PAVER	0	100	0	0	727.00	SF	10.00	10.00	100	2021	2021	3	99	7,197	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

LAND DESCRIPTION			TOTAL OB/XF 66,429													
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	000116	C	SFR MARSH	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,104	95.6340	119.54	371,052	2011	2011	0	0	5.65	94.35
1 SNGL FAM - 100% - 2023 Heated Area: 2744 HX Base Yr 2023											
BLD DATE	03/03/2023					NW	LGL DATE				
XF DATE							LAND DATE	06/15/2023			
INC DATE							AG DATE	MLU			

97554 BLUFF VIEW CIR, YULEE

EXTRA FEATURES																
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
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					350,088
TOTAL MARKET OB/XF VALUE					66,429
TOTAL LAND VALUE - MARKET					75,000
TOTAL MARKET VALUE					491,517
SOH/AGL Deduction					122,180
ASSESSED VALUE					369,337
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					319,337
TOTAL JUST VALUE					491,517
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					477,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2105891	SCRN ENCLSR	29,409	05/10/2021
B2100179	SWIM POOL	67,240	01/12/2021
C24318	CO ISSUED	0	05/02/2011
E23223	ELEC OTHER	0	02/01/2011
M15909	H/AC	0	02/01/2011
P14622	NEW CONSTR	0	02/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2558/1961	4/27/2022	WD U	I	I	37	575,000
GRANTOR: HILL JOHN M & SHARON						
GRANTEE: LEATHERWOOD SUSAN E						
2403/0461	10/23/2020	WD Q	I	I	02	349,900
GRANTOR: LAIRSEY WILLIAM JR &						
GRANTEE: HILL JOHN M & SHARO						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2011] W17 FOP=[YR=2011] N10 W12 S10 E12\$ W28 S58 E11 N2 FOP=[YR=2011] E6 FGR=[YR=2011] S14 E28 N21 W24 S3 W4 S4\$ N4 W6 S4\$ N4 E10 N3 E24 N49\$ PTR=E15 FUS=[YR=2011] E15 S30 W5 N4 W10 N26 \$ W15\$.																