LOT 16
ROSES BLUFF SUB PB 7/110

FUHRMANN DANIEL J & TONI M
97518 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0016-0000

BUILDING CHARACTERISTICS

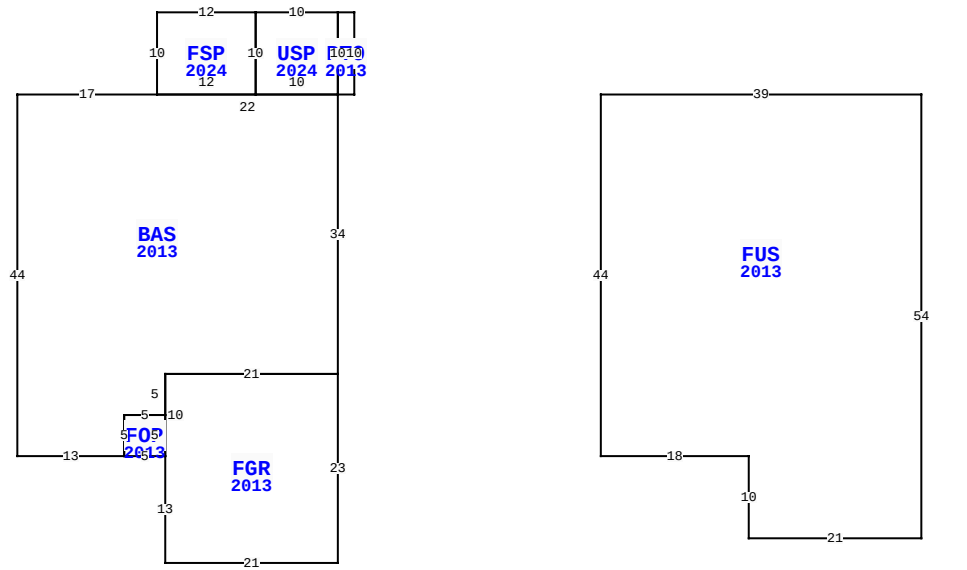
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,481	100	1,481	155,271
FGR	483	55	266	27,888
FOP	25	30	8	839
FSP	120	40	48	5,032
FUS	1,926	100	1,926	201,925
PTO	20	5	1	105
USP	100	30	30	3,145
TOTALS	4,155		3,760	394,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,760	88.2900	110.36	414,954	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2023 Heated Area: 3407 HX Base Yr 2023



97518 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,206
TOTAL MARKET OB/XF VALUE		35,226
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		504,432
SOH/AGL Deduction		3,796
ASSESSED VALUE		500,636
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		450,636
TOTAL JUST VALUE		504,432
NCON VALUE		31,677
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230006444	POOL		05/18/2023
B1327014	CO ISSUED	0	09/25/2013
B1327014	NEW CONSTR	0	03/01/2013
P1316478	NEW CONSTR	0	03/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/1706	4/29/2022	WD	Q	I	01	495,000
GRANTOR: WALL STEPHEN ALLEN &						
GRANTEE: FUHRMANN DANIEL J &						
2231/0194	10/15/2018	WD	Q	I	01	300,000
GRANTOR: WESTWIND REAL ESTATE						
GRANTEE: WALL STEPHEN ALLEN						

BUILDING NOTES

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	911.00	SF	5.20	5.20	100	2013	2013	3	94	4,453	
2	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	100	2013	2013	3	85	2,720	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	85	255	
4	0866	POOL FIBER	1	100	0	0	318.00	SF	72.00	72.00	100	2024	2023		100	22,896	
5	0811	CONCRETE B	1	100	0	0	735.00	SF	5.20	5.20	100	2024	2023		100	3,822	
6	1076	TRELLIS A	1	100	0	0	144.00	SF	7.50	7.50	100	2024	2023		100	1,080	

BUILDING DIMENSIONS

FUS=[YR=2013;ORIG=30,0] E39 S54 W21 N10 W18 N44 $
BAS=[YR=2013;ORIG=-24,0] W17 S44 E13 N5 E5 N5 E21 N34 W22 $
FGR=[YR=2013;ORIG=-23,44] S13 E21 N23 W21 S10 $
FSP=[YR=2024;ORIG=-12,-10] W12 S10 E12 N10 $
FOP=[YR=2013;ORIG=-28,44] E5 N5 W5 S5 $
PTO=[YR=2013;ORIG=-2,-10] E2 S10 W2 N10 $
PTR=[ORIG=-6,0] E30 W30 $
USP=[YR=2024;ORIG=-12,-10] E10 S10 W10 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,226

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	000116	C	SFR MARSH	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 11/08/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS