

ADAMS KATRINA B
97484 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0900MDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AJB

EVB

ECON

FUNCT

NORM

% COND

VALUATION BYSTANDARD

Tax Group:

4Tax Dist:

BUILDING MARKET VALUE

414,671

TOTAL MARKET OB/XF VALUE

12,131

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

501,802

SOH/AGL Deduction

182,066

ASSESSED VALUE

319,736

TOTAL EXEMPTION VALUEHX HB

50,000

BASE TAXABLE VALUE

269,736

TOTAL JUST VALUE

501,802

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

483,283

QUALITY

01Quality Level 01

DOR CODE

0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4063.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,8141002,814319,782

FGR5975532837,274

FOP6030182,045

FOP19030576,478

FUS43210043249,092

TOTALS4,0933,649414,671

EXTRA FEATURES

BLD DATEXF DATEINC DATE

03/03/2023NW

LGL DATERLAND DATEAG DATE

06/15/2023MLU

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKTValueNOTES

10811CONCRETE B0100001,306.00SF5.205.20100201420143956,452

20476VF 6 SBPL010000204.00LF32.0032.00100201420143875,679

LAND DESCRIPTIONTOTAL OB/XF12,131

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITSUNIT DPHTFACT% TOT UNIT PRICEADJ UNIT LAND OTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRV

1000116CSFR MARSH100RSF-10.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE05/12/2019BYKBA

Total Acres:0.00Total Land Value:75,000Market:0Agricultural:0Common:75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY

SIGNATURE

DATE

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYI/RSDNSALE PRICE

2059/00017/13/2016WDQI01302,000

GRANTOR: RODRIGUEZ APRIL DEVEN

GRANTEE: ADAMS KATRINA B

1959/11661/26/2015SWQI01284,400

GRANTOR: D R HORTON INC-JACKSON

GRANTEE: RODRIGUEZ APRIL DEV

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W31 FOP=[YR=2014] W19 S10 E19 N10 \$ S10 W19
S64 E13 FOP=[YR=2014] S1 E7 N4 FGR=[YR=2014] E10 S3 E20 N16
U4 L4 W18 N2 W09 S19E1 \$W1 N7 W5 S10 W1 \$ E1 N10 E5 N12 E09
S2 E18 U4 R4 N50 \$ PTR=E30 FUS=[YR=2014] E19 S24 W16 N8 W3
N16 \$ W30 \$.