



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1,917	100	1,917	245,318
FGR	420	55	231	29,561
FOP	40	30	12	1,536
FOP	135	30	40	5,118
PTO	302	5	15	1,920
TOTALS	2,814		2,215	283,452

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,144.00	SF	5.20	5.20	
2	0911	SCRN RM A	0	100	0	0	282.00	SF	17.50	17.50	
3	0476	VF 6 SBPL	0	100	0	0	100.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,215	106.8102	133.51	295,725	2014	2014	0	0	4.15	95.85
1 SNGL FAM - 100% - 2022											
Heated Area: 1917											
HX Base Yr 2022											
97468 BLUFF VIEW CIR, YULEE											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		283,452	
TOTAL MARKET OB/XF VALUE		12,151	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,603	
SOH/AGL Deduction		53,436	
ASSESSED VALUE		317,167	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		267,167	
TOTAL JUST VALUE		370,603	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529890	SCRNENCL	6,306	01/01/2015
B1429136	CO ISSUED	0	11/06/2014
B1429136	NEW CONSTR	234,088	08/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2448/0195	3/19/2021	WD Q	I	I	01
GRANTOR: GROSS VICTOR J & SHES					
GRANTEE: CARTER MARK A & CHR					
2255/1886	2/15/2019	WD Q	I	I	02
GRANTOR: VELEZ STEPHANIE					
GRANTEE: GROSS VICTOR J & SH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W1 U2 L2 W1 PTO=[YR=2015] N4 W5 N7 W22 S11 D2 R2 E1 FOP=[YR=2014] S9 E15 N9 W15\$ E17 U2 R2 E5\$ W5 D2 L2 W2 S9 W15 N9 W1 U2 L2 W6 L2 D2 W1 S59 E12 FOP=[YR=2014] E8 FGR=[YR=2014] S6 E20 N21 W20 S15 \$ N5 W8 S5 \$ N5 E8 N10 E20 N44 \$.											