LOT 27
IN OR 1949/1651
ROSES BLUFF SUB PB 7/110

WINCEK MARK E & CADEY J
97358 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0027-0000

BUILDING CHARACTERISTICS

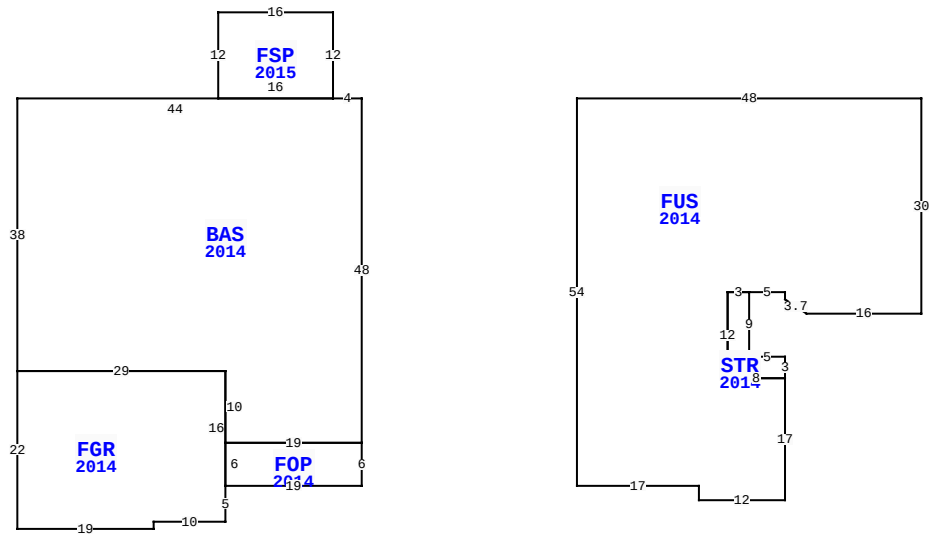
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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	2,014	100	2,014	216,285
FGR	628	55	345	37,050
FOP	114	30	34	3,651
FSP	192	40	77	8,269
FUS	2,061	100	2,061	221,331
STR	51	10	5	537
TOTALS	5,060		4,536	487,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,536	89.6292	112.04	508,213	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2018 Heated Area: 4075 HX Base Yr 2018



97358 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		487,122
TOTAL MARKET OB/XF VALUE		66,113
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		628,235
SOH/AGL Deduction		207,973
ASSESSED VALUE		420,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		370,262
TOTAL JUST VALUE		628,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		607,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004803	SWIM POOL	95,000	03/29/2022
B1428919	CO ISSUED	0	11/21/2014
B1428919	NEW CONSTR	486,169	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/1651	11/25/2014	WD	Q	I	01	345,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WINCEK MARK E & CAD						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W4 FSP=[YR=2015] N12 W16 S12 E16$ W44 S38 FGR=[YR=2014] S22 E19 N1 E10 N5FOP=[YR=2014] E19 N6 W19 S6 $ N16 W29 $ E29 S10 E19 N48 $ PTR= E30 FUS=[YR=2014] E48 S30 W16 U2 L3 N1 W5 STR=[YR=2014] S9 E5 S3 W8 N12 E3$ W3 S12 E8 S17 W12 N2 W17 N54$ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0811	CONCRETE B	0	100	0	0	1,241.00	SF	5.20	5.20	100	2014	2014	3	95	6,131	
3	0476	VF 6 SBPL	0	100	0	0	155.00	LF	32.00	32.00	100	2020	2020	3	96	4,762	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
5	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2020	2020	3	93	3,720	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
7	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2022	2022	3	98	34,986	
8	0855	CONC PAVER	0	100	0	0	1,035.00	SF	10.00	10.00	100	2022	2022	3	100	10,350	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 66,113

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	000100	C	SFR	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 11/07/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS