LOT 28
IN OR 1945/1168
ROSES BLUFF SUB PB 7/110

SHACKELFORD ROBERT
97346 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0028-0000

BUILDING CHARACTERISTICS

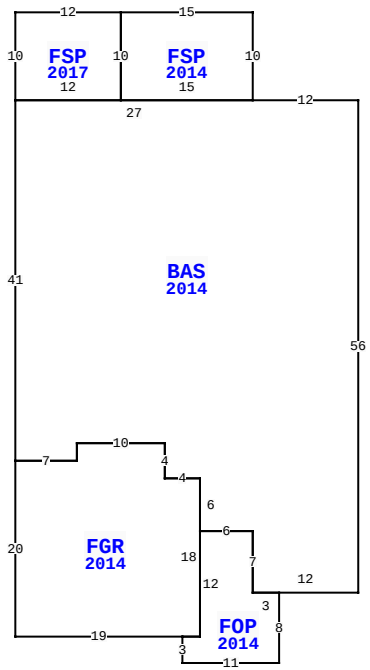
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,815	100	1,815	219,617
FGR	432	55	238	28,798
FOP	120	30	36	4,356
FSP	150	40	60	7,260
FSP	120	40	48	5,809
TOTALS	2,637		2,197	265,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,197	100.9890	126.24	277,349	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 0% - 0 Heated Area: 1815 HX Base Yr



97346 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	265,839
TOTAL MARKET OB/XF VALUE	4,609
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	345,448
SOH/AGL Deduction	55,420
ASSESSED VALUE	290,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	290,028
TOTAL JUST VALUE	345,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	333,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428917	CO ISSUED	0	10/22/2014
B1429454	FSP	1,316	10/01/2014
B1428917	NEW CONSTR	220,009	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1945/1168	10/31/2014	SW	Q	I	01	215,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: SHACKELFORD ROBERT						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

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	0	0	0	933.00	SF	5.20	5.20	100	2014	2014	3	95	4,609	

BUILDING DIMENSIONS

BAS=[YR=2014] W12 FSP=[YR=2014] N10 W15 FSP=[YR=2017] W12 S10 E12 N10 $ S10 E15 $ W27 S41 FGR=[YR=2014] S20 E19 FOP=[YR=2014] S3 E11 N8 W3 N7 W6 S12 W2 $ E2 N18 W4 N4 W10 S2 W7 $ E7 N2 E10 S4 E4 S6 E6 S7 E12 N56 $.

LAND DESCRIPTION

TOTAL OB/XF 4,609

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	0		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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS