LOT 31
IN OR 2520/1573
ROSES BLUFF SUB PB 7/110

WENDT KATIE LOUISE
97318 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

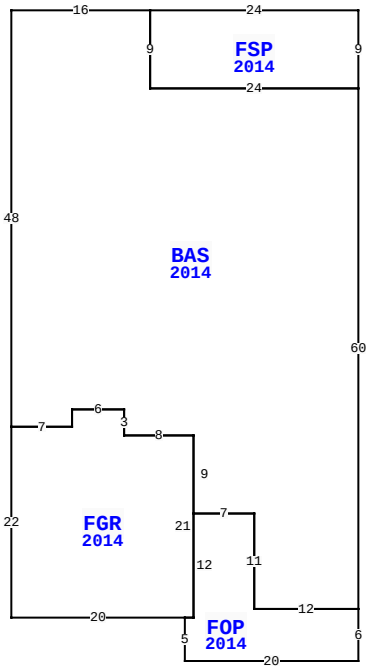
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,022	100	2,022	246,796
FGR	466	55	256	31,246
FOP	196	30	59	7,201
FSP	216	40	86	10,497
TOTALS	2,900		2,423	295,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	101.8710	127.34	308,545	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2019 Heated Area: 2022 HX Base Yr 2019



97318 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		295,740
TOTAL MARKET OB/XF VALUE		6,135
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		376,875
SOH/AGL Deduction		137,127
ASSESSED VALUE		239,748
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,748
TOTAL JUST VALUE		376,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428717	CO ISSUED	0	08/29/2014
B1428717	NEW CONSTR	253,228	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2520/1573	12/03/2021	QC	U	I	11	100
GRANTOR: RESETICH JOSEPH ALLEN						
GRANTEE: WENDT KATIE LOUISE						
2170/0916	1/12/2018	WD	Q	I	01	250,000
GRANTOR: BUTLER ROBERT A JR						
GRANTEE: RESETICH JOSEPH A &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2014] W24 BAS=[YR=2014] W16 S48 FGR=[YR=2014] S22 E20 FOP=[YR=2014] S5 E20 N6 W12 N11 W7 S12 W1 $ E1 N21 W8 N3 W6 S2 W7 $ E7 N2 E6 S3 E8 S9 E7 S11 E12 N60 W24 N9 $ S9 E24 N9 $.

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	1,242.00	SF	5.20	5.20	100	2014	2014	3	95	6,135	

LAND DESCRIPTION

TOTAL OB/XF 6,135

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 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