LOT 32
ROSES BLUFF SUB PB 7/110

LEWIS TERRY L & PATRICIA A
97300 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0032-0000

BUILDING CHARACTERISTICS

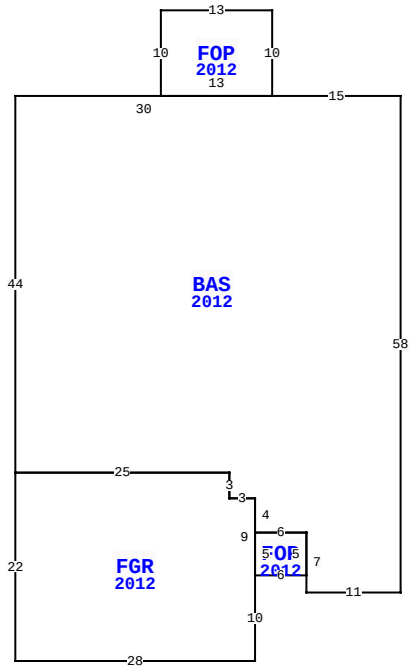
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,185	100	2,185	248,220
FGR	607	55	334	37,943
FOP	30	30	9	1,022
FOP	130	30	39	4,430
TOTALS	2,952		2,567	291,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,567	95.8176	119.77	307,450	2012	2012	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2021 Heated Area: 2185 HX Base Yr 2021



97300 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		291,616
TOTAL MARKET OB/XF VALUE		4,742
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		371,358
SOH/AGL Deduction		114,307
ASSESSED VALUE		257,051
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,051
TOTAL JUST VALUE		371,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1225958	CO ISSUED	0	10/31/2012
M17318	H/AC	0	06/01/2012
E25009	TEMP POLE	0	05/01/2012
P15918	NEW CONSTR	0	05/01/2012
B25958	NEW CONSTR	254,753	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2583/1033	8/10/2022	QC	U	I	11	100
GRANTOR: LEWIS TERRY L & PATRI						
GRANTEE: LEWIS TERRY L & PAT						
2361/1775	5/15/2020	WD	Q	I	02	282,000
GRANTOR: SMITH BRIAN EDWARD &						
GRANTEE: LEWIS TERRY L & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 FOP=[YR=2012] N10 W13 S10 E13$ W30 S44
FGR=[YR=2012] S22 E28 N10 FOP=[YR=2012] E6 N5 W6 S5$ N9 W3
N3 W25$ E25 S3 E3 S4 E6 S7 E11 N58$.

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	0812	CONCRETE C	0	100	0	0	1,192.00	SF	4.00	4.00	100	2012	2012	3	93	4,434	
2	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50	6.50	100	2012	2012	3	93	308	

LAND DESCRIPTION

TOTAL OB/XF 4,742

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	0003	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