

LOT 35
ROSES BLUFF SUB PB 7/110

OWEN BEVERLY
97254 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0035-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 70	0900	01	3,759	91.9350	114.92	431,984	2014	2014	0	0	0	4.15	95.85	VALUATION SUMMARY														
Exterior Wall	16	WD FR STUC 30	1 SNGL FAM - 100% - 2022													Heated Area: 3428														
Roof Structur	03	GABLE/HIP 100														HX Base Yr														
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		5 100																												
Bathrooms		3 100																												
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	1,502	100	1,502	165,447																										
FGR	483	55	266	29,300																										
FOP	97	30	29	3,195																										
FOP	120	30	36	3,965																										
FUS	1,926	100	1,926	212,151																										
TOTALS			4,128		3,759	414,057																								
EXTRA FEATURES			97254 BLUFF VIEW CIR, YULEE																											
L N	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	0810	CONCRETE A	0 100	0	0	1,252.00	SF	6.50	6.50	100	2014	2014	3	95	7,731															
2	0911	SCRN RM A	0 100	0	0	718.00	SF	17.50	17.50	100	2014	2014	3	65	8,167															
3	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	85.00	100	2014	2014	3	75	19,890															
4	0855	CONC PAVER	0 100	0	0	406.00	SF	10.00	10.00	100	2014	2014	3	95	3,857															
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	65	1,300															
TOTAL OB/XF 40,945																														
LAND DESCRIPTION			TOTAL OB/XF 40,945																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 02/22/2024 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																														