



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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
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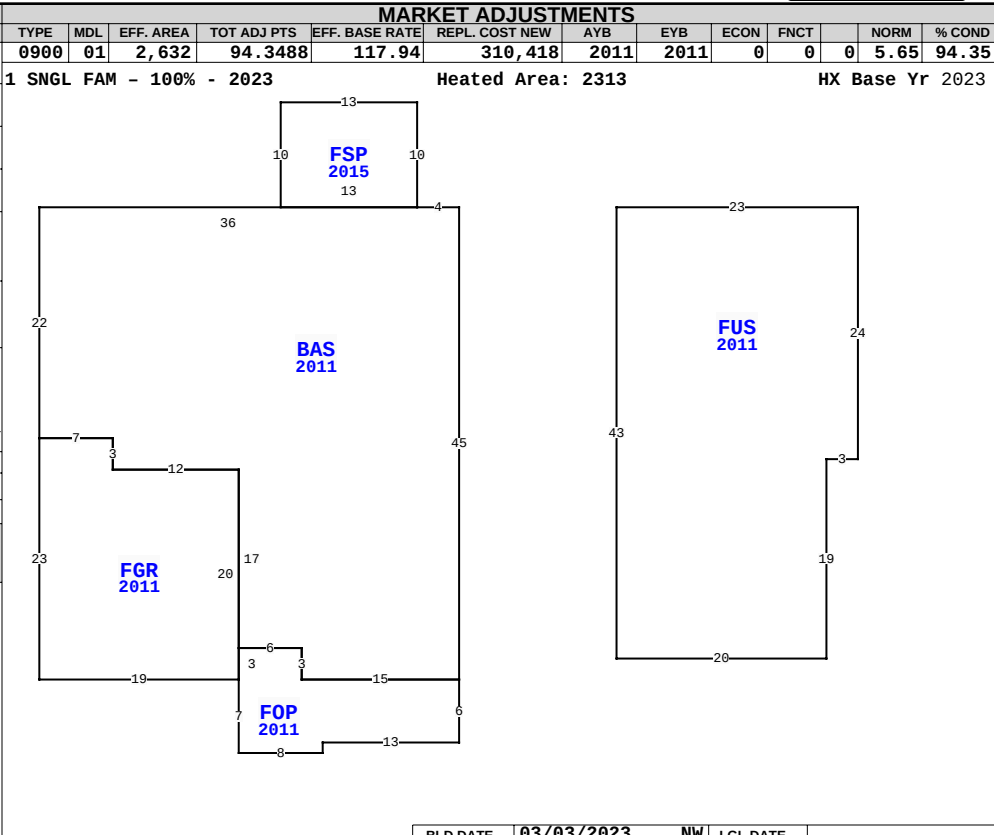
NEIGHBORHOOD/LOC	4063.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1,381	153,673
FGR	401	55	221	24,592
FOP	152	30	46	5,118
FSP	130	40	52	5,786
FUS	932	100	932	103,710
TOTALS	2,996		2,632	292,879

EXTRA FEATURES	
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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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2011	2011	3	92	4,195	
2	0810	CONCRETE A	0	100	0	0	115.00	SF	6.50	6.50	100	2011	2011	3	92	688	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2012	2012	3	55	792	
4	0504	FP-ELECTRI	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2011		94	1,880	

LAND DESCRIPTION			TOTAL OB/XF 7,555														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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



97218 BLUFF VIEW CIR, YULEE	BLD DATE 03/03/2023 NW	LGL DATE 06/15/2023 MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
03/03/2023					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			292,879
TOTAL MARKET OB/XF VALUE			7,555
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			375,434
SOH/AGL Deduction			2,160
ASSESSED VALUE			373,274
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			323,274
TOTAL JUST VALUE			375,434
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1124377	C0 ISSUED	0	06/21/2011
M16060	H/AC	0	04/01/2011
B24377	NEW CONSTR	253,974	02/01/2011
P14660	OTHER	0	02/01/2011

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2718/497	6/12/2024	WD Q	I 01 469,000
GRANTOR: GLAZE RANDY & NANCY F			
GRANTEE: DIXON TIMOTHY LEE &			
2604/0030	11/21/2022	WD Q	I 02 450,000
GRANTOR: BURBANK WILLIAM H IV			
GRANTEE: GLAZE RANDY & NANCY			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2011] W4 FSP=[YR=2015] N10 W13 S10 E13\$ W36 S22			
FGR=[YR=2011] S23 E19 FOP=[YR=2011] S7 E8 N1 E13 N6 W15 N3			
W6 S3\$ N20 W12 N3 W7\$ E7 S3 E12 S17 E6 S3 E15 N45\$ PTR=E15			
FUS=[YR=2011] E23 S24 W3 S19 W20 N43\$ W15\$.			