LOT 40
ROSES BLUFF SUB PB 7/110

BURNETT DAVID TROY & ANGELA R
97166 BLUFF VIEW CR
YULEE, FL 32097

2024

42-3N-28-1870-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

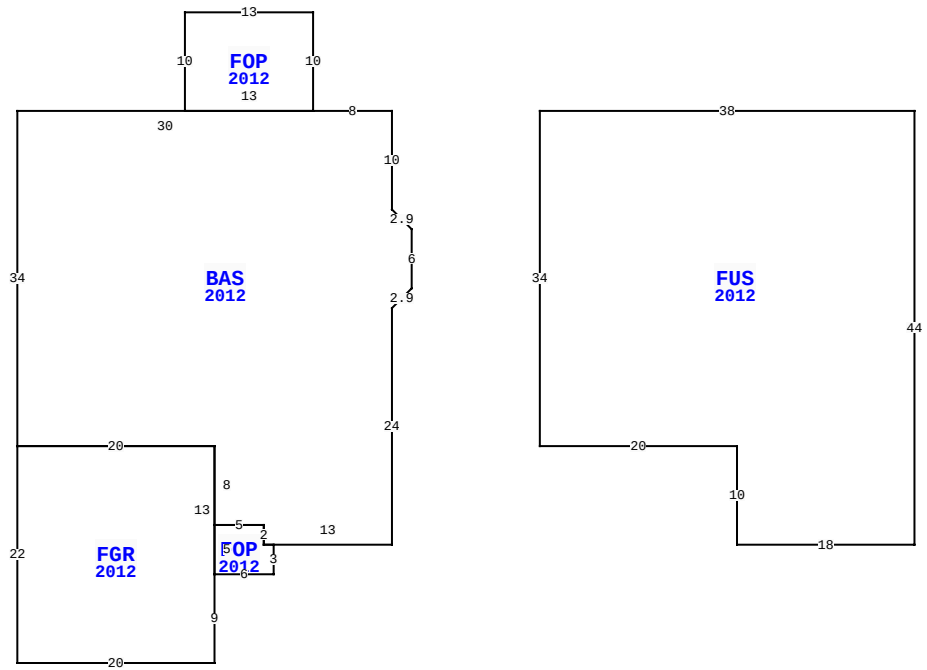
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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
NEIGHBORHOOD/LOC	4063.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100	1,478	159,604
FGR	440	55	242	26,133
FOP	28	30	8	864
FOP	130	30	39	4,211
FUS	1,472	100	1,472	158,956
TOTALS	3,548		3,239	349,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,239	91.0800	113.85	368,760	2012	2012	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2023 Heated Area: 2950 HX Base Yr 2023



97166 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,769
TOTAL MARKET OB/XF VALUE		5,069
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		429,838
SOH/AGL Deduction		3,250
ASSESSED VALUE		426,588
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,588
TOTAL JUST VALUE		429,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25309	CO ISSUED	0	05/21/2012
E24093	NEW CONSTR	0	11/01/2011
B25309	NEW S/F/R	318,634	11/01/2011
P15268	NEW CONSTR	0	11/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1751	7/11/2022	WD	Q	I	01	494,000
GRANTOR: STEELE JOHN C II & LA						
GRANTEE: BURNETT DAVID TROY						
2355/0320	4/17/2020	WD	Q	I	01	306,428
GRANTOR: POLK RONALD P II & KE						
GRANTEE: STEELE JOHN C II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W8 FOP=[YR=2012] N10 W13 S10 E13$ W30 S34 FGR=[YR=2012] S22 E20 N9 FOP=[YR=2012] E6 N3 W1 N2 W5 S5$ N13 W20$ E20 S8 E5 S2 E13 N24 U2 R2 N6 U2 L2 N10$ PTR= E15 FUS 2012= E38 S44 W18 N10 W20 N34$ W15$.

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	1,148.00	SF	4.00	4.00	100	2012	2012	3	93	4,271	
2	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	2012	2012	3	93	798	

LAND DESCRIPTION

TOTAL OB/XF 5,069

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