



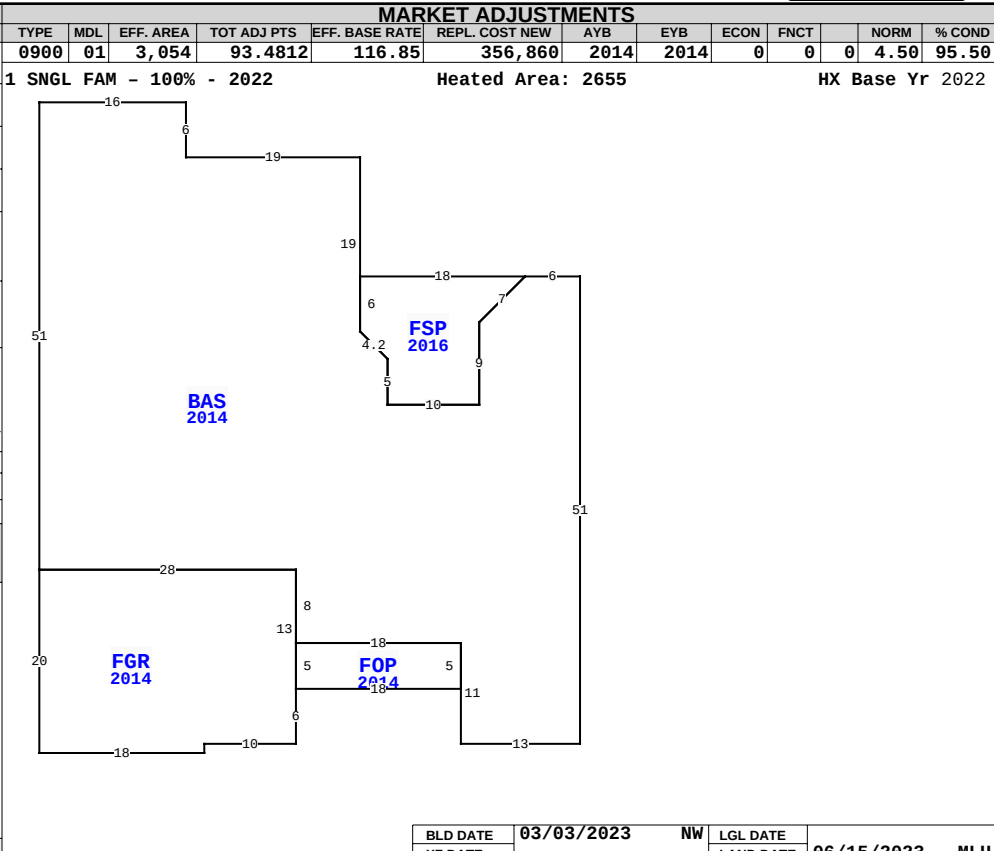
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,655	100	2,655	296,276
FGR	550	55	302	33,701
FOP	90	30	27	3,013
FSP	175	40	70	7,812
TOTALS	3,470		3,054	340,801

EXTRA FEATURES														
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
1	0811	CONCRETE B	0 100	0	0	1,256.00	SF	5.20	5.20	100	2014	2014	3	95

LAND DESCRIPTION														
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
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00



97104 BLUFF VIEW CIR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 06/15/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	340,801		
TOTAL MARKET OB/XF VALUE	6,205		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	422,006		
SOH/AGL Deduction	86,334		
ASSESSED VALUE	335,672		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	280,672		
TOTAL JUST VALUE	422,006		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	406,669		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327393	CO ISSUED	0	02/28/2014
B1327393	NEW CONSTR	305,392	07/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/1094	9/02/2021	WD	Q	I	01	395,000
GRANTOR: WARD MARVIN THOMAS &						
GRANTEE: BOWLING PAUL B & AB						
2052/1848	6/03/2016	WD	Q	I	01	300,000
GRANTOR: GAINES NICHOLAS & COU						
GRANTEE: WARD MARVIN THOMAS						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2014] W6 FSP=[YR=2016] W18 S6 D3 R3 S5 E10 N9 U5 R5 \$ L5 D5 S9 W10 N5 L3 U3 N19 W19 N6 W16 S51 FGR=[YR=2014] S20 E18 N1 E10 N6 FOP=[YR=2014] E18 N5 W18 S5 \$ N13 W28 \$ E28 S8 E18 S11 E13 N51 \$.														