LOT 45
IN OR 1860/1745
ROSES BLUFF SUB PB 7/110

PATCH KENNETH L JR & PATRICIA
97082 BLUFF VIEW CR
YULEE, FL 32097

2024

42-3N-28-1870-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

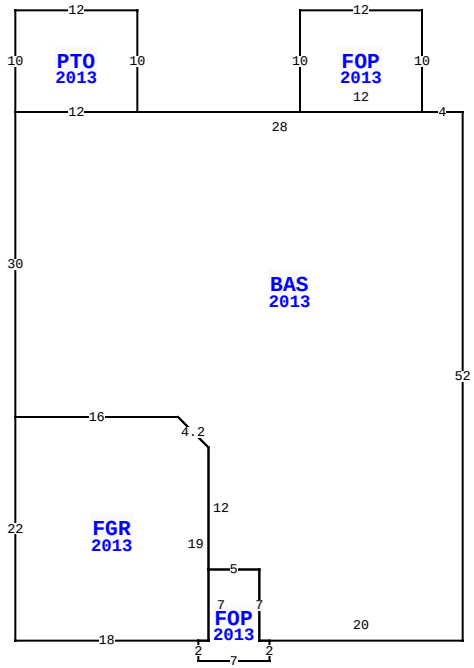
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,840	100	1,840	223,411
FGR	414	55	228	27,684
FOP	49	30	15	1,821
FOP	120	30	36	4,371
PTO	120	5	6	728
TOTALS	2,543		2,125	258,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	101.8710	127.34	270,598	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 100% - 2014 Heated Area: 1840 HX Base Yr 2014



97082 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		258,015
TOTAL MARKET OB/XF VALUE		36,508
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		369,523
SOH/AGL Deduction		184,158
ASSESSED VALUE		185,365
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,365
TOTAL JUST VALUE		369,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530096	SWIM POOL	30,331	03/01/2015
E1528982	ELE/POOL	0	03/01/2015
B1326795	CO ISSUED	0	05/28/2013
B1326795	NEW CONSTR	213,557	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1860/1745	5/30/2013	WD	Q	I	01	172,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PATCH KENNETH LEE J						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W4 FOP=[YR=2013] N10 W12 S10 E12 $ W28
PTO=[YR=2013] N10 W12 S10 E12 $ W12 S30 FGR=[YR=2013] S22
E18 FOP=[YR=2013] S2 E7 N2 W1 N7 W5 S7 W1 $ E1 N19 U3 L3
W16 $ E16 D3 R3 S12 E5 S7 E20 N52 $.

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	0811	CONCRETE B	0	100	0	0	1,036.00	SF	5.20	5.20	100	2013	2013	3	94	5,064	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2015	2015	3	78	27,846	
3	0855	CONC PAVER	0	100	0	0	541.00	SF	7.00	7.00	100	2015	2015	3	95	3,598	

LAND DESCRIPTION

TOTAL OB/XF 36,508

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		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