LOT 47
ROSES BLUFF SUB PB 7/110

RAYBURN MARK ODELL & KIM C
97046 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

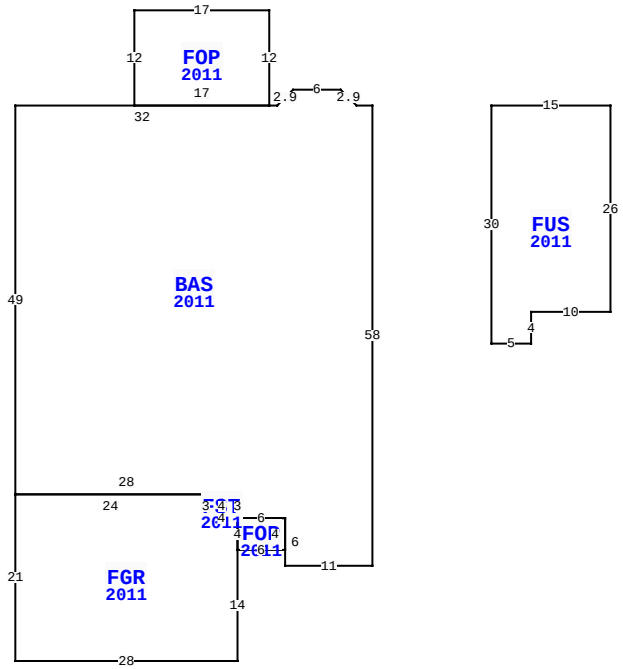
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,338	100	2,338	258,444
FGR	576	55	317	35,042
FOP	24	30	7	774
FOP	204	30	61	6,743
FST	12	55	7	774
FUS	410	100	410	45,322
TOTALS	3,564		3,140	347,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,140	93.7296	117.16	367,882	2011	2011	0	0	0	5.65	94.35

1 SNGL FAM – 0% - 0 Heated Area: 2748 HX Base Yr



97046 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	347,097
TOTAL MARKET OB/XF VALUE	4,834
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	426,931
SOH/AGL Deduction	66,196
ASSESSED VALUE	360,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,735
TOTAL JUST VALUE	426,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25126	CO ISSUED	0	01/17/2012
M16638	H/AC	0	10/01/2011
E23815	NEW CONSTR	0	09/01/2011
P14991	NEW CONSTR	0	09/01/2011
B25126	NEW CONSTR	303,801	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2419/1128	12/21/2020	WD	Q	I	01	365,000
GRANTOR: ANSTETT JOHN A & RACH						
GRANTEE: RAYBURN MARK ODELL						
1961/1706	1/16/2015	WD	Q	I	01	246,000
GRANTOR: BASCARA CHRISTOPHER A						
GRANTEE: ANSTETT JOHN A & RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W2 U2 L2 W6 D2 L2 W1 FOP=[YR=2011] N12 W17 S12 E17$ W32 S49 FGR=[YR=2011] S21 E28 N14 FOP=[YR=2011] E6 N4 W6 S4$ N4 FST=[YR=2011] N3 W4 S3 E4$ W4 N3 W24 $ E28 S3 E6 S6 E11 N58$ PTR= E15 FUS=[YR=2011] E15 S26 W10 S4 W5 N30$ 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	0	0	0	1,216.00	SF	4.00	4.00	100	2011	2011	3	92	4,475	
2	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	2011	2011	3	92	359	

LAND DESCRIPTION

TOTAL OB/XF 4,834

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	0	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