LOT 51
ROSES BLUFF SUB PB 7/110

HIERS WILLIAM T & ANGELEIA MAE
97655 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0051-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

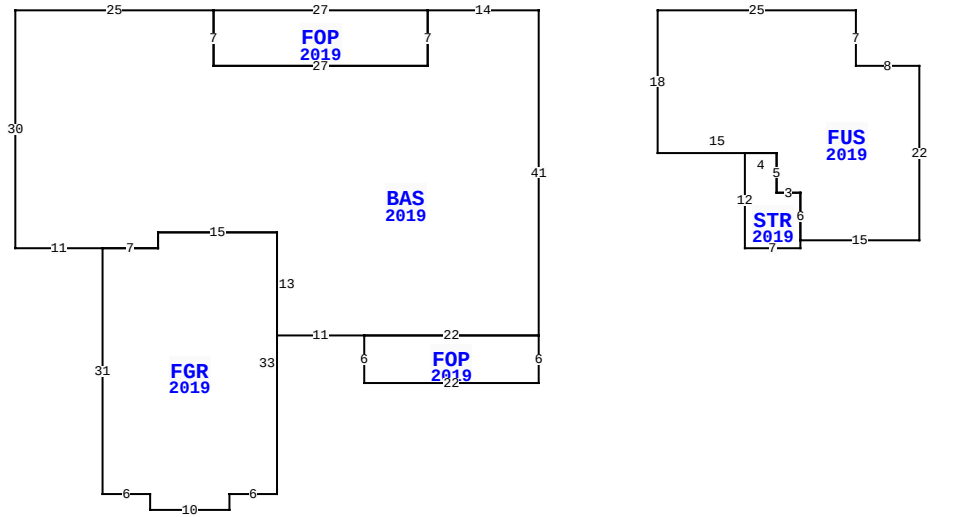
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,124	100	2,124	247,562
FGR	732	55	403	46,972
FOP	132	30	40	4,662
FOP	189	30	57	6,644
FUS	718	100	718	83,686
STR	69	10	7	816
TOTALS	3,964		3,349	390,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,349	94.8060	118.51	396,890	2019	2019	0	0	0	1.65	98.35

1 SNGL FAM – 100% - 2020 Heated Area: 2842 HX Base Yr 2020



97655 BLUFF VIEW CIR, YULEE

BLD DATE		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		390,341
TOTAL MARKET OB/XF VALUE		10,307
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		475,648
SOH/AGL Deduction		249,316
ASSESSED VALUE		226,332
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,332
TOTAL JUST VALUE		475,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705569	CO ISSUED	0	06/25/2019
B1705669	NEW CONSTR	362,917	06/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2289/0973	7/12/2019	WD	Q	I	01	386,000
GRANTOR: FLORES ZIPATLY & ALEX						
GRANTEE: HIERS WILLIAM T & A						
2071/0002	9/09/2016	WD	Q	V	01	45,000
GRANTOR: PISHNEY JEANETTE S						
GRANTEE: FLORES ZIPATLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FOP=[YR=2019] W27 S7 E27 N7$ S7 W27 N7 W25 S30 E11 FGR=[YR=2019] S31 E6 S2 E10 N2 E6 N33 W15 S2 W7$ E7 N2 E15 S13 E11 FOP=[YR=2019] S6 E22 N6 W22$ E22 N41$ PTR= E15 FUS=[YR=2019] E25 S7 E8 S22 W15 STR=[YR=2019] S1 W7 N12 E4 S5 E3 S6$ N6 W3 N5 W15 N18$ 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	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	2019	2019	3	98	1,401	
2	0812	CONCRETE C	0	100	0	0	1,388.00	SF	4.00	4.00	100	2019	2019	3	98	5,441	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 10,307

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	000134	C	SFR POND	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/11/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS