LOT 52
IN OR 2244/303
ROSES BLUFF SUB PB 7/110

SAFIN JEANETTE ANN
97629 BLUFF VIEW CR
YULEE, FL 32097

2024

42-3N-28-1870-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

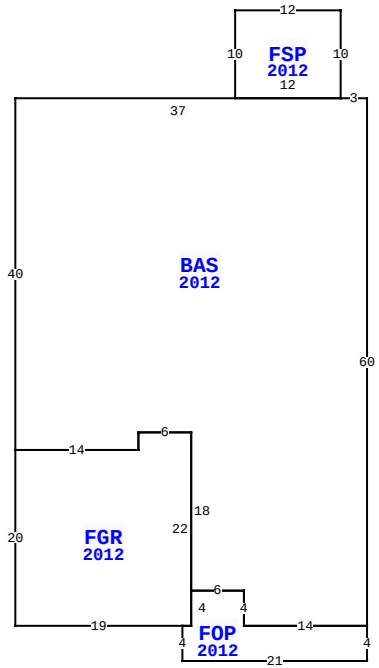
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,964	100	1,964	235,290
FGR	412	55	227	27,195
FOP	108	30	32	3,834
FSP	120	40	48	5,751
TOTALS	2,604		2,271	272,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,271	100.9890	126.24	286,691	2012	2012	0	0	0	5.10	94.90

1 SNGL FAM – 100% - 2013 Heated Area: 1964 HX Base Yr 2013



97629 BLUFF VIEW CIR, YULEE

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		272,070
TOTAL MARKET OB/XF VALUE		4,922
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,992
SOH/AGL Deduction		145,854
ASSESSED VALUE		206,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,138
TOTAL JUST VALUE		351,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25497	CO ISSUED	0	04/11/2012
E24630	NEW CONSTR	0	02/01/2012
P15592	NEW CONSTR	0	01/01/2012
B25497	NEW CONSTR	222,851	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2244/0303	12/18/2018	QC	U	I	11	100
GRANTOR: PISHNEY ROBERT J						
GRANTEE: SAFIN JEANETTE A F/						
1930/0975	7/24/2014	QC	U	I	11	100
GRANTOR: D R HORTON INC						
GRANTEE: PISHNEY JEANETTE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W3 FSP=[YR=2012] N10 W12 S10 E12$ W37 S40
FGR=[YR=2012] S20 E19 FOP=[YR=2012] S4 E21 N4 W14 N4 W6 S4
W1$ E1 N22 W6 S2 W14$ E14 N2 E6 S18 E6 S4 E14 N60$.

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	1,172.00	SF	4.00	4.00	100	2012	2012	3	93	4,360	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	2012	2012	3	93	562	

LAND DESCRIPTION

TOTAL OB/XF 4,922

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	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