LOT 55
ROSES BLUFF SUB PB 7/110

HOOVER WESLEY A & REBECCA A
97565 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

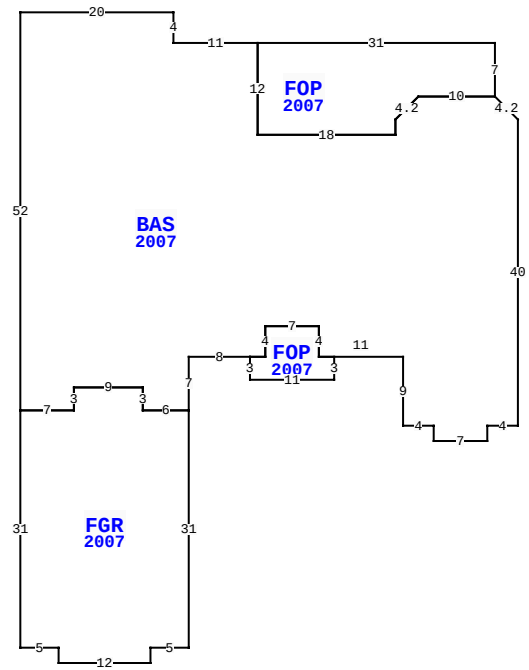
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,656	100	2,656	278,708
FGR	733	55	403	42,289
FOP	61	30	18	1,889
FOP	312	30	94	9,864
TOTALS	3,762		3,171	332,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,171	91.2456	114.06	361,684	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2023 Heated Area: 2656 HX Base Yr 2023



97565 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023	NW	LGL DATE		
XF DATE	07/11/2007	RK	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		332,749
TOTAL MARKET OB/XF VALUE		9,521
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		417,270
SOH/AGL Deduction		9,135
ASSESSED VALUE		408,135
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		358,135
TOTAL JUST VALUE		417,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12046	MECH OTHER	0	09/01/2006
P11308	OTHER	0	07/01/2006
C17989	CO ISSUED	0	06/01/2006
E0617568	ELEC OTHER	4,000	06/01/2006
B0617989	NEW CONSTR	245,718	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2728/544	7/25/2024	WD	Q	I	01	534,000
GRANTOR: QUINTAS GABRIEL & KAT						
GRANTEE: HOOVER WESLEY A & R						
2598/1652	10/21/2022	WD	Q	I	01	470,000
GRANTOR: JACKSON ALLEN COLT &						
GRANTEE: QUINTAS GABRIEL & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 FOP=[YR=2007] N7 W31 S12 E18 N2 U3 R3 E10 $ W10 D3 L3 S2 W18 N12 W11 N4 W20 S52 FGR=[YR=2007] S31 E5 S2 E12 N2 E5 N31 W6 N3 W9 S3 W7 $ E7 N3 E9 S3 E6 N7 E8 FOP=[YR=2007] S3 E11 N3 W2 N4 W7 S4 W2 $ E2 N4 E7 S4 E11 S9 E4 S2 E7 N2 E4 N40 $.

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	1,800.00	SF	4.00	4.00	100	2007	2007	3	88	6,336	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 9,521

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	0006	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 05/23/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS