LOT 57
IN SEC 42-2N-27E AS TO PAR 2
ROSES BLUFF SUB PB 7/110

CBAR ASSET COMPANY LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

2024

42-3N-28-1870-0057-0000

BUILDING CHARACTERISTICS

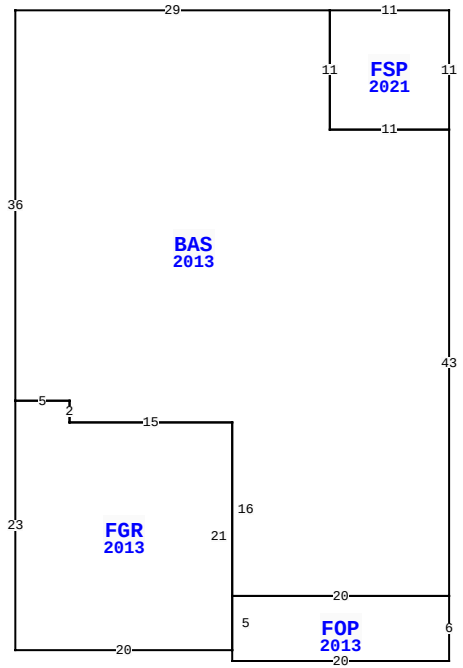
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,709	100	1,709	213,257
FGR	430	55	236	29,449
FOP	120	30	36	4,492
FSP	121	40	48	5,990
TOTALS	2,380		2,029	253,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,029	104.6934	130.87	265,535	2013	2013	0	0	0	4.65	95.35

1 SNGL FAM – 0% - 2024 Heated Area: 1709 HX Base Yr



97533 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	253,188
TOTAL MARKET OB/XF VALUE	7,285
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	335,473
SOH/AGL Deduction	0
ASSESSED VALUE	335,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	335,473
TOTAL JUST VALUE	335,473
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327250	CO ISSUED	0	01/21/2014
B1327250	NEW CONSTR	204,485	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2647/78	6/08/2023	SW	U	I	37	628,800
GRANTOR: VM PRONTO LLC						
GRANTEE: CBAR ASSET COMPANY						
2508/1539	10/20/2021	SW	U	I	30	100
GRANTOR: ARVM 5 LLC						
GRANTEE: VM PRONTO LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W11 BAS=[YR=2013] W29 S36 FGR=[YR=2013] S23 E20 FOP=[YR=2013] S1 E20 N6 W20 S5 $ N21 W15 N2 W5 $ E5 S2 E15 S16 E20 N43 W11 N11 $ S11 E11 N11 $.

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	0	0	0	798.00	SF	5.20	5.20	100	2013	2013	3	94	3,901	
2	0855	CONC PAVER	0	0	24	15	360.00	SF	10.00	10.00	100	2013	2013	3	94	3,384	

LAND DESCRIPTION

TOTAL OB/XF 7,285

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		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 01/03/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS