LOT 58
ROSES BLUFF SUB PB 7/110

GRUNDER TIMOTHY B & DONNA J
97515 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0058-0000

BUILDING CHARACTERISTICS

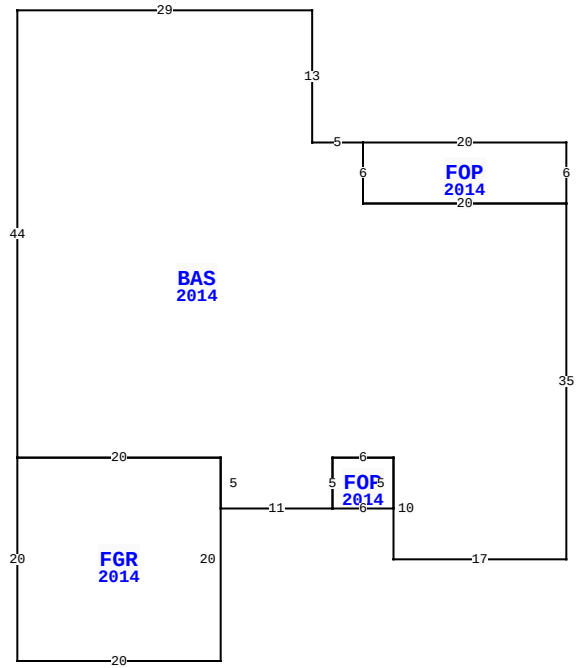
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,156	100	2,156	255,629
FGR	400	55	220	26,085
FOP	30	30	9	1,067
FOP	120	30	36	4,268
TOTALS	2,706		2,421	287,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,421	98.9604	123.70	299,478	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2024 Heated Area: 2156 HX Base Yr 2024



97515 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		287,050
TOTAL MARKET OB/XF VALUE		3,942
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,992
SOH/AGL Deduction		0
ASSESSED VALUE		365,992
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		315,992
TOTAL JUST VALUE		365,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428554	CO ISSUED	0	07/30/2014
B1428554	NEW CONSTR	257,388	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2650/102	6/21/2023	SW	U	I	17	434,000
GRANTOR: POHLMEIER ERIK T BISH						
GRANTEE: GRUNDER TIMOTHY B &						
2301/0940	8/28/2019	WD	U	I	17	259,900
GRANTOR: MANNING RICHARD W & K						
GRANTEE: ESTEVEZ FELIPE J						

BUILDING NOTES

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	100	0	0	798.00	SF	5.20	5.20	100	2014	2014	3	95	3,942	

BUILDING DIMENSIONS

FOP=[YR=2014] W20 BAS=[YR=2014] W5 N13 W29 S44
FGR=[YR=2014] S20 E20 N20 W20 $ E20 S5 E11 FOP=[YR=2014] E6 N5 W6 S5 $ N5 E6 S10 E17 N35 W20 N6 $ S6 E20 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 3,942

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		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