LOT 59
IN OR 1933/1734
ROSES BLUFF SUB PB 7/110

FREEMAN CHELSY S
97497 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0059-0000

BUILDING CHARACTERISTICS

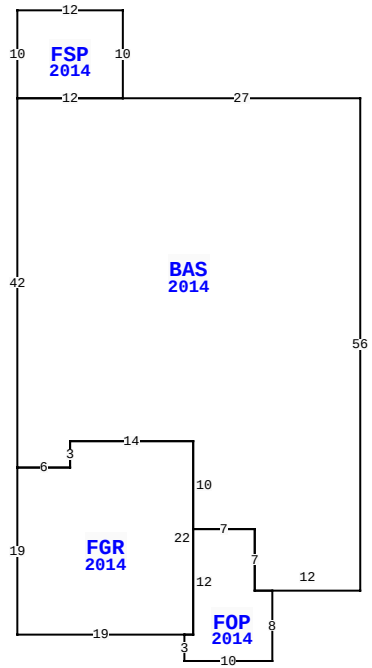
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,813	100	1,813	226,274
FGR	422	55	232	28,955
FOP	124	30	37	4,618
FSP	120	40	48	5,991
TOTALS	2,479		2,130	265,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,130	104.1642	130.21	277,347	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2015 Heated Area: 1813 HX Base Yr 2015



97497 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		265,837
TOTAL MARKET OB/XF VALUE		4,229
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		345,066
SOH/AGL Deduction		141,965
ASSESSED VALUE		203,101
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,101
TOTAL JUST VALUE		345,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428553	CO ISSUED	0	07/29/2014
B1428553	NEW CONSTR	220,009	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1933/1734	8/21/2014	SW	Q	I	01	182,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FREEMAN CHELSY S						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W27 FSP=[YR=2014] N10 W12 S10 E12 $ W12 S42
FGR=[YR=2014] S19 E19 FOP=[YR=2014] S3 E10 N8 W2 N7 W7 S12
W1 $ E1 N22 W14 S3 W6 $ E6 N3 E14 S10 E7 S7 E12 N56 $.

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	856.00	SF	5.20	5.20	100	2014	2014	3	95	4,229	

LAND DESCRIPTION

TOTAL OB/XF 4,229

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