LOT 61
ROSES BLUFF SUB PB 7/110

RICH JANET LOWRY TRUST/RICH JANET LOWRY TRUSTEE
97465 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0061-0000

BUILDING CHARACTERISTICS

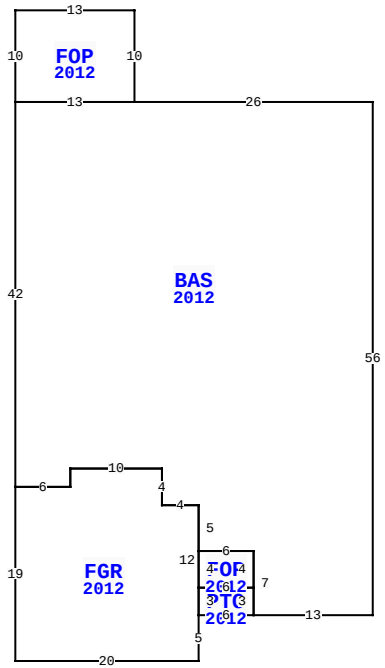
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,850	100	1,850	220,938
FGR	392	55	216	25,796
FOP	24	30	7	836
FOP	130	30	39	4,657
PTO	18	5	1	120
TOTALS	2,414		2,113	252,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,113	100.7244	125.91	266,048	2012	2012	0	0	0	5.15	94.85

1 SNGL FAM – 100% - 2024 Heated Area: 1850 HX Base Yr 2024



97465 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		252,347
TOTAL MARKET OB/XF VALUE		4,374
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		331,721
SOH/AGL Deduction		100,896
ASSESSED VALUE		230,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,825
TOTAL JUST VALUE		331,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1225959	CO ISSUED	0	10/19/2012
M17319	H/AC	0	06/01/2012
E25004	TEMP POLE	0	05/01/2012
P15919	NEW CONSTR	0	05/01/2012
B25959	NEW CONSTR	205,385	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/1872	3/14/2023	WD	Q	I	01	385,000
GRANTOR: BGRS RELOCATION INC						
GRANTEE: RICH JANET LOWRY TR						
2625/1869	3/14/2023	WD	Q	I	01	385,000
GRANTOR: BUNTON JAMES T & ALIS						
GRANTEE: BGRS RELOCATION INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W26 FOP=[YR=2012] N10 W13 S10 E13$ W13 S42 FGR=[YR=2012] S19 E20 N5 PTO=[YR=2012] E6 N3 FOP=[YR=2012] N4 W6 S4 E6$ W6 S3$ N12 W4 N4 W10 S2 W6$ E6 N2 E10 S4 E4 S5 E6 S7 E13 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	0812	CONCRETE C	0	100	0	0	1,056.00	SF	4.00	4.00	100	2012	2012	3	93	3,928	
2	0812	CONCRETE C	0	100	40	3	120.00	SF	4.00	4.00	100	2012	2012	3	93	446	

LAND DESCRIPTION

TOTAL OB/XF 4,374

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	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