LOT 62
IN OR 1715/1684
ROSES BLUFF SUB PB 7/110

O'NEILL PATRICIA
97447 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0062-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

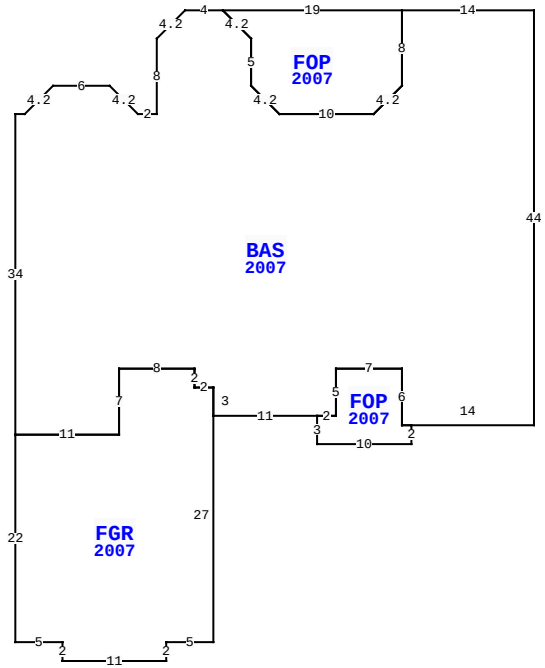
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4063.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,006	100	2,006	236,227
FGR	550	55	302	35,564
FOP	64	30	19	2,237
FOP	172	30	52	6,124
TOTALS	2,792		2,379	280,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,379	102.4002	128.00	304,512	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2011 Heated Area: 2006 HX Base Yr 2011



97447 BLUFF VIEW CIR, YULEE

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,151
TOTAL MARKET OB/XF VALUE		9,312
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		364,463
SOH/AGL Deduction		178,039
ASSESSED VALUE		186,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,424
TOTAL JUST VALUE		364,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11035	REPAIR/RRF	3,500	02/01/2008
M13299	MECH OTHER	0	09/01/2007
E19743	ELEC OTHER	4,000	08/01/2007
P12610	OTHER	0	08/01/2007
C20316	CO ISSUED	181,566	07/01/2007
B20316	NEW CONSTR	181,566	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1715/1684	12/14/2010	WD	Q	I	01	175,000
GRANTOR: D R HORTON INC						
GRANTEE: O'NEILL PATRICIA						
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=2007] W14FOP=[YR=2007] W19 D3 R3 S5 D3 R3 E10 R3 U3 N8$S8 D3 L3 W10 L3 U3 N5 L3 U3 W4 D3 L3 S8W2 L3 U3 W6 D3 L3 W1S34FGR=[YR=2007] S22E5S2 E11N2E5N27W2N2W8S7W11$E11N7E8 S2E2S3E11FOP=[YR=2007] S3E10N2W1N6W7 S5W2$E2N5E7S6E14N44$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,323.00	SF	4.00	4.00	100	2007	2007	3	88	4,657	
3	0810	CONCRETE A	0	100	0	0	217.00	SF	6.50	6.50	100	2007	2007	3	88	1,241	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2007	2007	3	88	229	

LAND DESCRIPTION

TOTAL OB/XF 9,312

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