



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 50
Interior Floo	14	CARPET 50
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	223,447
FGR	392	55	216	26,088
FOP	24	30	7	845
FSP	130	40	52	6,281
TOTALS	2,396		2,125	256,662

L N	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	788.00	SF	5.20	5.20	100	2012	2012	3	93	3,811	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2012	2012	3	93	272	
3	0861	POOL GUNIT	0	100	27	10	270.00	SF	85.00	85.00	100	2016	2016	3	81	18,590	
4	0855	CONC PAVER	0	100	0	0	591.00	SF	10.00	10.00	100	2016	2016	3	96	5,674	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
6	0476	VF 6 SBPL	0	100	0	0	228.00	LF	32.00	32.00	100	2016	2016	3	90	6,566	

LAND DESCRIPTION			TOTAL OB/XF 35,453														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,125	101.8710	127.34	270,598	2012	2012	0	0	0	5.15	94.85

1 SNGL FAM - 100% - 2020

Heated Area: 1850

HX Base Yr 2020

The floor plan diagram shows a layout of rooms with their dimensions. The rooms are labeled in blue text: FSP 2016, BAS 2012, FGR 2012, and FOP 2012. The dimensions are indicated by numbers along the lines of the rooms.

- FSP 2016**: A rectangular room at the top right with a width of 13 and a height of 10.
- BAS 2012**: A large rectangular room in the center with a width of 26 and a height of 42.
- FGR 2012**: A rectangular room at the bottom right with a width of 10 and a height of 19.
- FOP 2012**: A small rectangular room at the bottom left with a width of 4 and a height of 3.

The diagram also shows several other dimensions for the overall layout and internal divisions:

- Top horizontal line: 13
- Left vertical line: 56
- Bottom horizontal line: 20
- Right vertical line: 19
- Internal horizontal lines: 13, 10, 6, 4, 5, 9, 8, 13, 10, 4, 6, 5, 9, 4, 3, 13, 10, 4, 6,

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
97281 BLUFF VIEW CIR, YULEE				06/15/2023 MLU

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										256,662		
TOTAL LAND VALUE - MARKET										35,453		
TOTAL MARKET VALUE										75,000		
SOH/AGL Deduction										125,438		
ASSESSED VALUE										241,677		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										191,677		
TOTAL JUST VALUE										367,115		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										356,510		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633210	SWIM POOL	29,000	10/01/2016
C25098	CO ISSUED	0	02/02/2012
M16714	H/AC	0	01/03/2012
E23889	NEW CONSTR	0	10/01/2011
B25098	NEW CONSTR	203,308	09/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2280/1605	5/29/2019	WD	Q	I	02	289,000	
GRANTOR: PALMER HUGH T & JACQU							
GRANTEE: PRUNEAU MAURICE L J							
2055/0197	6/23/2016	WD	Q	I	01	207,500	
GRANTOR: NORMAN DONALD JAMES S							
GRANTEE: PALMER HUGH T & JAC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2016] W13 S10 BAS=[YR=2012] W26 S56 E13 N3									
FOP=[YR=2012] E6 FGR=[YR=2012] S8 E20 N19 W6 N2 W10 S4 W4									
S9\$ N4 W6 S4\$ N4 E6 N5 E4 N4 E10 S2 E6 N42 W13\$ E13 N10\$.									