LOT 65
ROSES BLUFF SUB PB 7/110

DANIELSON STEPHEN & SHERRI L
97263 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0065-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

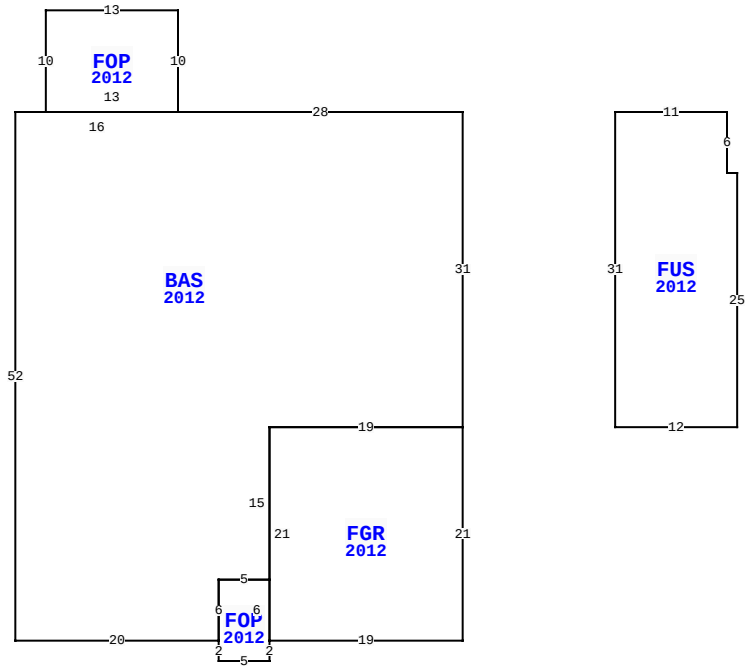
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,859	100	1,859	226,227
FGR	399	55	219	26,651
FOP	40	30	12	1,461
FOP	130	30	39	4,746
FUS	366	100	366	44,540
TOTALS	2,794		2,495	303,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,495	102.6432	128.30	320,108	2012	2012	0	0	0	5.15	94.85

1 SNGL FAM – 0% - 2024 Heated Area: 2225 HX Base Yr



97263 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	303,622
TOTAL MARKET OB/XF VALUE	5,311
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	383,933
SOH/AGL Deduction	0
ASSESSED VALUE	383,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,933
TOTAL JUST VALUE	383,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25595	CO ISSUED	0	06/07/2012
E24816	NEW CONSTR	0	03/01/2012
M16996	H/AC	0	03/01/2012
B25595	NEW CONSTR	247,052	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/801	5/22/2023	WD	Q	I	01	407,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: DANIELSON STEPHEN &						
2583/1435	8/09/2022	WD	U	I	37	408,300
GRANTOR: NICHOLSON MARK A &						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W28 FOP=[YR=2012] N10 W13 S10 E13$ W16 S52 E20 FOP=[YR=2012] S2 E5 N2 FGR=[YR=2012] E19 N21 W19 S21$ N6 W5 S6$ N6 E5 N15 E19 N31$ PTR=E15 FUS=[YR=2012] E11 S6 E1 S25 W12 N31$ W15$.

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	0	0	0	802.00	SF	5.20	5.20	100	2012	2012	3	93	3,878	
2	0810	CONCRETE A	0	0	7	3	21.00	SF	6.50	6.50	100	2012	2012	3	93	127	
3	0476	VF 6 SBPL	0	0	0	0	48.00	LF	32.00	32.00	100	2013	2013	3	85	1,306	

LAND DESCRIPTION

TOTAL OB/XF 5,311

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	0	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