LOT 67
IN OR 2210/1368
ROSES BLUFF SUB PB 7/110

MARCANO KEYLA L/IVEY JANINA C
97229 BLUFF VIEW CIR
YULEE, FL 32097

2024

42-3N-28-1870-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

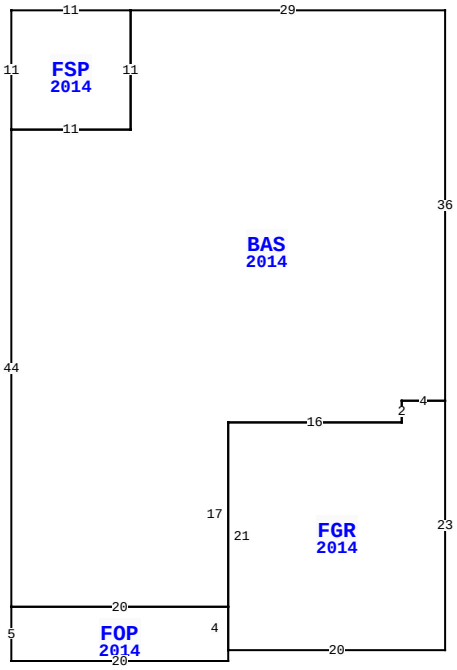
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,731	100	1,731	206,516
FGR	428	55	235	28,036
FOP	100	30	30	3,579
FSP	121	40	48	5,727
TOTALS	2,380		2,044	243,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,044	99.5778	124.47	254,417	2014	2014	0	0	0	4.15	95.85

1 SNGL FAM – 100% - 2019 Heated Area: 1731 HX Base Yr 2019



97229 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		243,859
TOTAL MARKET OB/XF VALUE		10,237
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		329,096
SOH/AGL Deduction		120,413
ASSESSED VALUE		208,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,683
TOTAL JUST VALUE		329,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428642	CO ISSUED	0	08/13/2014
B1428642	NEW CONSTR	210,967	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/1368	7/11/2018	WD	Q	I	01	225,000
GRANTOR: DAVIDSON-FRASER SARAH						
GRANTEE: MARCANO KEYLA L & J						
1935/1026	8/29/2014	WD	Q	I	02	170,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVIDSON-FRAISER SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 FSP=[YR=2014] W11 S11 E11 N11 $ S11 W11 S44 FOP=[YR=2014] S5 E20 N1 FGR=[YR=2014] E20 N23 W4 S2 W16 S21 $ N4 W20 $ E20 N17 E16 N2 E4 N36 $.

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	1,174.00	SF	5.20	5.20	100	2014	2014	3	95	5,800	
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2014	2014	3	87	4,176	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2014	2014	3	87	261	

LAND DESCRIPTION

TOTAL OB/XF 10,237

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