

LOT 74
IN OR 1962/655
ROSES BLUFF SUB PB 7/110

KENT JOHN & ANGELA
97117 BLUFF VIEW CIRCLE
YULEE, FL 32097

2024

42-3N-28-1870-0074-0000



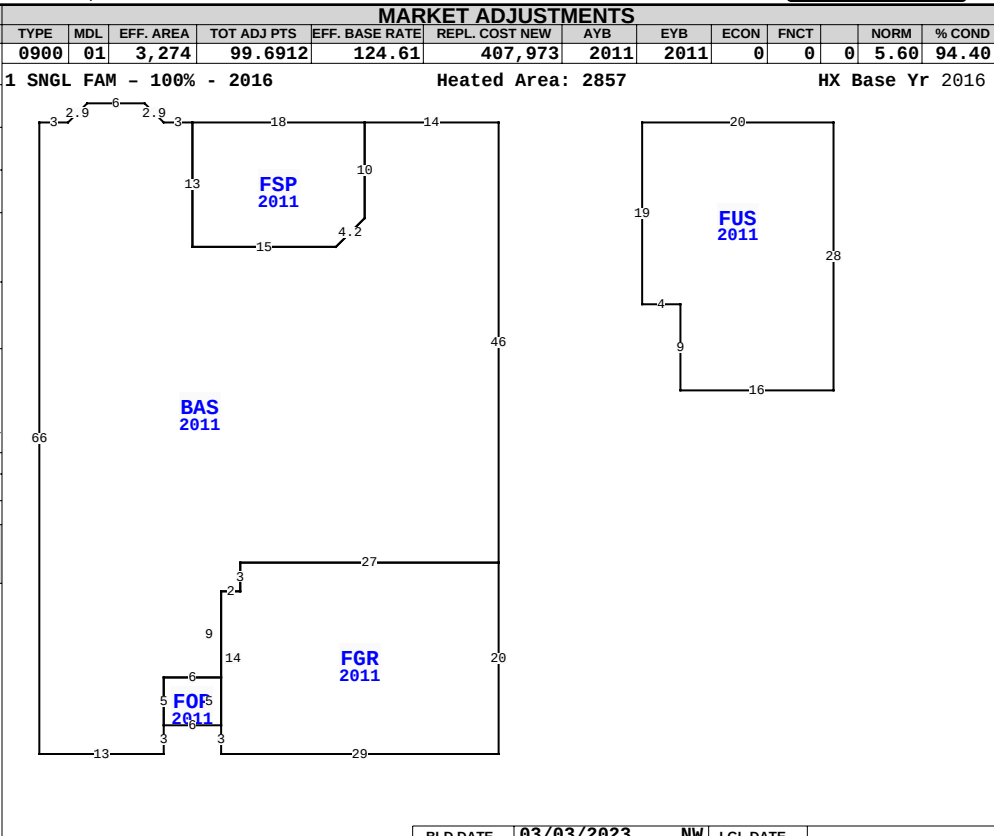
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,333	100	2,333	274,435
FGR	574	55	316	37,172
FOP	30	30	9	1,058
FSP	230	40	92	10,822
FUS	524	100	524	61,639
TOTALS	3,691		3,274	385,127

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	0	0	928.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100	0003	RSF-1	0.00	0.00	1.00	LT	



97117 BLUFF VIEW CIR, YULEE	BLD DATE 03/03/2023	NW	LGL DATE 06/15/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										385,127	
TOTAL MARKET OB/XF VALUE										11,026	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										471,153	
SOH/AGL Deduction										184,510	
ASSESSED VALUE										286,643	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										236,643	
TOTAL JUST VALUE										471,153	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										454,166	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24923	CO ISSUED	0	11/16/2011
B23680	NEW CONSTR	0	08/01/2011
P14891	NEW CONSTR	0	07/01/2011
B24923	NEW CONSTR	316,519	07/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1962/0655	1/27/2015	WD	Q	I	02	270,000			
GRANTOR:MCCORMICK PHILLIP DAV									
GRANTEE:KENT JOHN & ANGELA									
1767/0717	11/30/2011	WD	Q	I	02	232,600			
GRANTOR:D R HORTON INC									
GRANTEE:MCCORMICK PHILLIP D									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2011] W14 FSP=[YR=2011] W18 S13 E15 U3 R3 N10\$ S10 D3 L3 W15 N13 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2011] E6 FGR=[YR=2011] S3 E29 N20 W27 S3 W2 S14\$ N5 W6 S5\$ N5 E6 N9 E2 N3 E27 N46\$ PTR=E15 FUS=[YR=2011] E20 S28 W16 N9 W4 N19\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										11,026									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
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												