

LOT 18
IN OR 2059/1
ROSES BLUFF SUB PB 7/110

ADAMS KATRINA B
97484 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0018-0000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4063.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,814	100	2014	2,814	311,057
FGR	597	55	2014	328	36,257
FOP	60	30	2014	18	1,990
FOP	190	30	2014	57	6,301
FUS	432	100	2014	432	47,753
TOTALS	4,093			3,649	403,358

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,649	115.9290	115.93	423,029	2014	2014	0	0	4.65	95.35

1 SINGLE FAM - 100% - 2025 Heated Area: 3246 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	403,358			
TOTAL MARKET OB/XF VALUE	11,933			
TOTAL LAND VALUE - MARKET	125,000			
TOTAL MARKET VALUE	540,291			
SOH/AGL Deduction	0			
ASSESSED VALUE	540,291			
TOTAL EXEMPTION VALUE	13	540,291		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	540,291			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	501,802			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428916	CO ISSUED	0	12/04/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2059/0001	7/13/2016	WD Q	Q	I	01	302,000
GRANTOR: RODRIGUEZ APRIL DEVEN						
GRANTEE: ADAMS KATRINA B						
1959/1166	1/26/2015	SW Q	Q	I	01	284,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RODRIGUEZ APRIL DEV						

EXTRA FEATURES		97484 BLUFF VIEW CIR, YULEE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0811	CONCRETE B	5.20
2	0476	VF 6 SBPL	32.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
03/03/2023				04/03/2025	

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		5.20	100	2014	2014	3	94	6,384	
2	0476	VF 6 SBPL	0	100	0	0		32.00	100	2014	2014	3	85	5,549	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W31 FOP=[YR=2014] W19 S10 E19 N10 \$ S10 W19 S64 E13 FOP=[YR=2014] S1 E7 N4 FGR=[YR=2014] E10 S3 E20 N16 U4 L4 W18 N2 W09 S19E1 \$W1 N7 W5 S10 W1 \$ E1 N10 E5 N12 E09 S2 E18 U4 R4 N50 \$ PTR=E30 FUS=[YR=2014] E19 S24 W16 N8 W3 N16 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF										11,933												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							