LOT 20
ROSES BLUFF SUB PB 7/110

WEDDINGTON TRAVIS L & NICOLE E
97450 BLUFF VIEW CIR
YULEE, FL 32097

2025

42-3N-28-1870-0020-0000

BUILDING CHARACTERISTICS

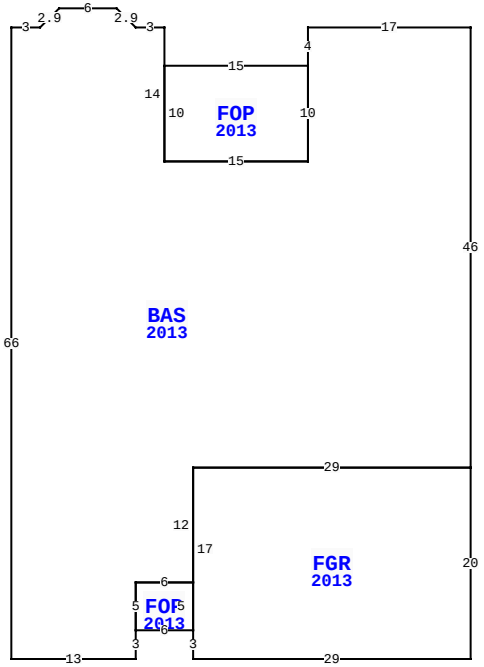
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,346	100	2013	2,346	270,693
FGR	580	55	2013	319	36,807
FOP	30	30	2013	9	1,039
FOP	150	30	2013	45	5,192
TOTALS	3,106			2,719	313,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,719	121.6512	121.65	330,766	2013	2013	0	0	0	5.15	94.85

1 SINGLE FAM – 100% - 2021 Heated Area: 2346 HX Base Yr 2021



97450 BLUFF VIEW CIR, YULEE

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,732
TOTAL MARKET OB/XF VALUE		5,571
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		444,303
SOH/AGL Deduction		146,034
ASSESSED VALUE		298,269
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,547
TOTAL JUST VALUE		444,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327249	CO ISSUED	0	11/19/2013
B1327249	NEW CONSTR	287,000	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/0359	5/29/2020	WD	Q	I	01	280,000
GRANTOR: CARTER SARAH R & SHAY						
GRANTEE: WEDDINGTON TRAVIS L						
1891/1516	11/27/2013	WD	Q	I	02	230,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CARTER SARAH R & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W17 S4 FOP=[YR=2013] W15 S10 E15 N10 $ S10 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2013] E6 FGR=[YR=2013] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $.

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	1,152.00	SF	5.20	5.20	100	2013	2013	3	93	5,571	

TOTAL OB/XF 5,571

LAND DESCRIPTION

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS