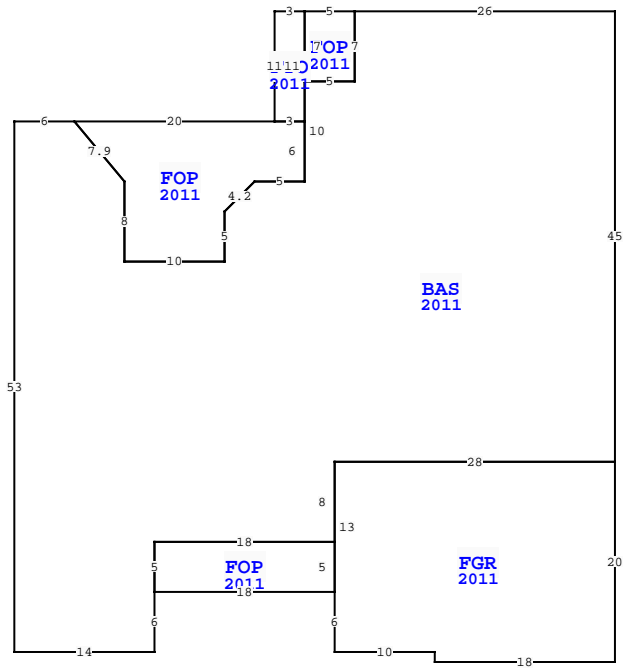




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating 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
BAS	2,549	100	2011
FGR	550	55	2011
FOP	35	30	2011
FOP	90	30	2011
FOP	208	30	2011
PTO	33	5	2011
TOTALS	3,465		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,952	116.7386	116.74	344,616	2011	2011	0	0	0	6.15	93.85	
1 SINGLE FAM - 100% - 2022 Heated Area: 2549 HX Base Yr 2022													



NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	Tax Group: 4		STANDARD	
	Tax Dist:			
BUILDING MARKET VALUE			323,422	
TOTAL MARKET OB/XF VALUE			47,253	
TOTAL LAND VALUE - MARKET			125,000	
TOTAL MARKET VALUE			495,675	
SOH/AGL Deduction			95,706	
ASSESSED VALUE			399,969	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			349,247	
TOTAL JUST VALUE			495,675	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			456,881	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250004108	INSTALL POOL ENCL	30,000	04/17/2025
B1428846	SWIM POOL	30,000	06/01/2014
B24969	CO ISSUED	0	11/21/2011
E23676	NEW CONSTR	0	08/01/2011
P14890	NEW CONSTR	0	07/01/2011
B24969	NEW CONSTR	278,512	07/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0213	10/19/2020	WD	Q	I	02	382,500
GRANTOR: ALLEN-KOPINSKI THERES						
GRANTEE: NAPOLI ANDREW J & K						
2360/0530	5/06/2020	QC	U	I	11	100
GRANTOR: KOPINSKI CHRISTOPHER						
GRANTEE: ALLEN-KOPINSKI THER						

EXTRA FEATURES														97418 BLUFF VIEW CIR, YULEE			
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	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	100	2011	2011	3	91	4,412	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2011	2011	3	91	373	
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2012	2012	3	81	4,510	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	81	243	
5	0462	ST/AL FNC	0	100	90	4	360.00	SF	10.00	10.00	100	2012	2012	3	64	2,304	
6	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2014	2014	3	71	30,899	
7	0855	CONC PAVER	0	100	0	0	480.00	SF	10.00	10.00	100	2014	2014	3	94	4,512	
TOTAL OB/XF 47,253																	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2011] W26 FOP=[YR=2011] W5 PTO=[YR=2011] W3 S11 FOP=[YR=2011] W20 D6 R5 S8 E10 N5 U3 R3 E5 N6 W3\$ E3 N11\$ S7 E5 N7\$ S7 W5 S10 W5 D3 L3 S5 W10 N8 L5 U6 W6 S53 E14 N6 FOP=[YR=2011] E18 FGR=[YR=2011] S6 E10 S1 E18 N20 W28 S13\$ N5 W18 S5\$ N5 E18 N8 E28 N45\$.			

LAND DESCRIPTION										TOTAL OB/XF 47,253														
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	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							