LOT 24
ROSES BLUFF SUB PB 7/110

CARTER ELLEN
97388 BLUFF VIEW CIR
YULEE, FL 32097

2025

42-3N-28-1870-0024-0000

BUILDING CHARACTERISTICS

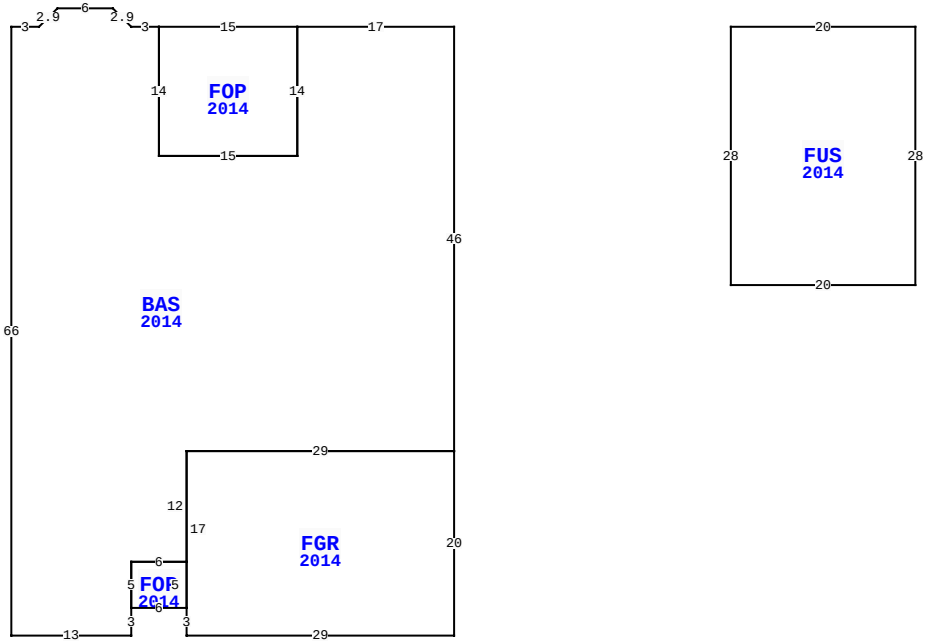
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	2,346	100	2014	2,346	257,848
FGR	580	55	2014	319	35,061
FOP	30	30	2014	9	989
FOP	210	30	2014	63	6,924
FUS	560	100	2014	560	61,549
TOTALS	3,726			3,297	362,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,297	115.2668	115.27	380,045	2014	2014	0	0	0	4.65	95.35

1 SINGLE FAM – 100% - 2023 Heated Area: 2906 HX Base Yr 2023



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

97388 BLUFF VIEW CIR, YULEE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	362,373
TOTAL MARKET OB/XF VALUE	5,861
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	493,234
SOH/AGL Deduction	30,413
ASSESSED VALUE	462,821
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	412,099
TOTAL JUST VALUE	493,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327482	CO ISSUED	0	03/24/2014
P1316751	NEW CONSTR	0	08/01/2013
B1327482	NEW CONSTR	335,957	07/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/1327	2/16/2022	WD	Q	I	01	452,000
GRANTOR: COATES PORSHA V						
GRANTEE: CARTER ELLEN						
1918/0293	5/06/2014	SW	Q	I	01	266,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: COATES PORSHA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W17 FOP=[YR=2014] W15 S14 E15 N14 $ S14 W15 N14 W3 U2 L2 W6 D2 L2 W3 S66 E13 N3 FOP=[YR=2014] E6 FGR=[YR=2014] S3 E29 N20 W29 S17 $ N5 W6 S5 $ N5 E6 N12 E29 N46 $ PTR= E30 FUS=[YR=2014] E20 S28 W20 N28 $ W30 $.

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	1,199.00	SF	5.20	5.20	100	2014	2014	3	94	5,861	

TOTAL OB/XF 5,861

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