

LOT 38
IN OR 1718/1541
ROSES BLUFF SUB PB 7/110

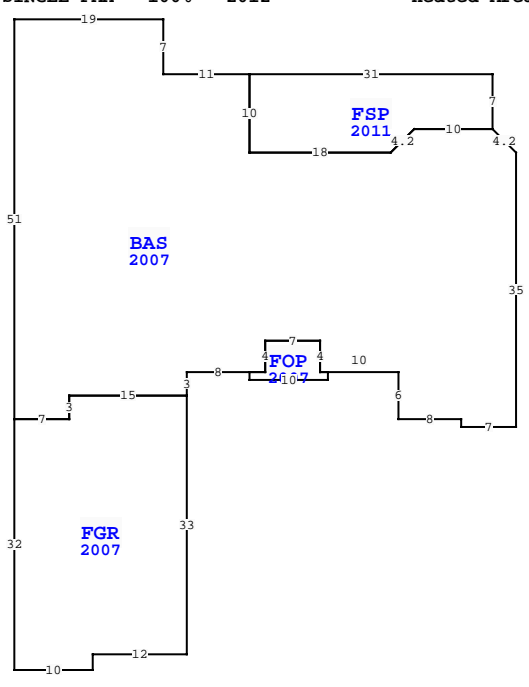
TITUS LINDA B
97202 BLUFF VIEW CIRCLE
YULEE, FL 32097

2025

42-3N-28-1870-0038-0000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	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	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	2,420	100	2007
FGR	725	55	2007
FOP	38	30	2007
FSP	276	40	2011
TOTALS	3,459		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,940	122.1154	122.12	359,033	2007	2007	0	0	8.50	91.50	
1 SINGLE FAM - 100% - 2012 Heated Area: 2420 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			328,515
TOTAL MARKET OB/XF VALUE			10,254
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			463,769
SOH/AGL Deduction			234,439
ASSESSED VALUE			229,330
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			178,608
TOTAL JUST VALUE			463,769
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24685	ELEC OTHER	0	02/01/2012
B11036	REPAIR/RRF	4,200	02/01/2008
M13312	MECH OTHER	0	09/01/2007
E19740	ELEC OTHER	4,000	08/01/2007
P12611	OTHER	0	08/01/2007
C20317	CO ISSUED	0	07/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1718/1541	1/04/2011	WD	U	I	11	205,000
GRANTOR: D R HORTON INC						
GRANTEE: TITUS LINDA B						
1709/1605	11/10/2010	QC	U	I	11	100
GRANTOR: ROSE'S BLUFF HOMEOWNE						
GRANTEE: D R HORTON INC						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007
2	0812	CONCRETE C	0	100	0	1,731.00	SF	4.00	4.00	100	2007	2007
3	1242	WD DECK A	0	100	24	240.00	SF	10.00	10.00	100	2011	2011

TOTAL OB/XF												
97202 BLUFF VIEW CIR, YULEE												
BLD DATE	03/03/2023	NW	LGL DATE	04/03/2025	MLU							
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2007] U3 L3 FSP=[YR=2011] N07 W31S10E18 U3 R3 E10\$W10 D3 L3 W18N10W11N7W19S51FGR=[YR=2007] S32 E10N2E12N33W15S3W7\$E7N3E15N3E8 FOP=[YR=2007] S1E10N1W1N4W7S4W2\$E2N4 E7S4E10S6E8S1E7N35\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0003	RSF-1	0.00	0.00	1.00	LT		1.00