

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	13		LVT/LAMMT	50	
Interior Floor	14		CARPET	50	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			4	100	
Bathrooms			3.5	100	
Frame	02		WOOD FRAME	100	
Stories	2.		2.100		
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	1,478	100	2012	1,478	155,235
FGR	440	55	2012	242	25,417
FOP	28	30	2012	8	841
FOP	130	30	2012	39	4,096
FUS	1,472	100	2012	1,472	154,605
TOTALS	3,548			3,239	340,193

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,239	111.3200	111.32	360,565	2012	2012	0	0	5.65	94.35
1 SINGLE FAM - 100% - 2025										Heated Area: 2950	HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			340,193
TOTAL MARKET OB/XF VALUE			5,014
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			470,207
SOH/AGL Deduction			0
ASSESSED VALUE			470,207
TOTAL EXEMPTION VALUE	13		470,207
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			470,207
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			429,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25309	CO ISSUED	0	05/21/2012
E24093	NEW CONSTR	0	11/01/2011
B25309	NEW S/F/R	318,634	11/01/2011
P15268	NEW CONSTR	0	11/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1751	7/11/2022	WD Q	Q	I	01	494,000
GRANTOR: STEELE JOHN C II & LA						
GRANTEE: BURNETT DAVID TROY						
2355/0320	4/17/2020	WD Q	Q	I	01	306,428
GRANTOR: POLK RONALD P II & KE						
GRANTEE: STEELE JOHN C II &						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0		1,148.00	SF	4.00				4,225	
2	0810	CONCRETE A	0	100	44	3		132.00	SF	6.50				789	

TOTAL OB/XF										5,014					
97166 BLUFF VIEW CIR, YULEE										BLD DATE	03/03/2023	NW	LGL DATE		
										XF DATE			LAND DATE	04/03/2025	MLU
										INC DATE			AG DATE		

BUILDING NOTES									
BAS=[YR=2012] W8 FOP=[YR=2012] N10 W13 S10 E13\$ W30 S34									
FGR=[YR=2012] S22 E20 N9 FOP=[YR=2012] E6 N3 W1 N2 W5 S5\$									
N13 W20\$ E20 S8 E5 S2 E13 N24 U2 R2 N6 U2 L2 N10\$ PTR=									
E15 FUS 2012= E38 S44 W18 N10 W20 N34\$ W15\$.									

BUILDING DIMENSIONS									
BAS=[YR=2012] W8 FOP=[YR=2012] N10 W13 S10 E13\$ W30 S34									
FGR=[YR=2012] S22 E20 N9 FOP=[YR=2012] E6 N3 W1 N2 W5 S5\$									
N13 W20\$ E20 S8 E5 S2 E13 N24 U2 R2 N6 U2 L2 N10\$ PTR=									
E15 FUS 2012= E38 S44 W18 N10 W20 N34\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										5,014					
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	000100	C	RES	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								