

LOT 44
IN OR 1901/1835
ROSES BLUFF SUB PB 7/110

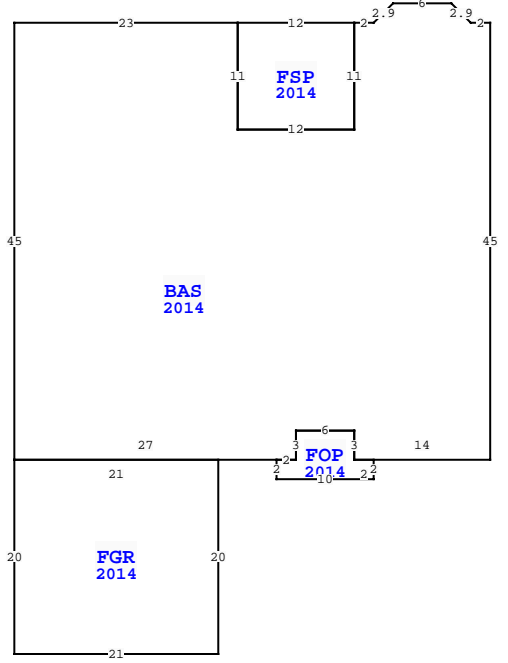
HAMPTON MATTHEW A & CHRISTINE M
97090 BLUFF VIEW CR
YULEE, FL 32097

2025

42-3N-28-1870-0044-0000

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 60	
Interior Floor	11	CLAY TILE 40	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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	2,071	100	2014
FGR	420	55	2014
FOP	38	30	2014
FSP	132	40	2014
TOTALS	2,661		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,366	120.9516	120.95	286,168	2014	2014	0	0	0	4.65 95.35
1 SINGLE FAM - 100% - 2015 Heated Area: 2071 HX Base Yr 2015											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,861
TOTAL MARKET OB/XF VALUE			7,136
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			404,997
SOH/AGL Deduction			199,022
ASSESSED VALUE			205,975
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			155,253
TOTAL JUST VALUE			404,997
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			362,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327602	CO ISSUED	0	02/05/2014
P1316809	NEW CONSTR	0	08/01/2013
B1327602	NEW CONSTR	241,129	08/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1901/1835	2/07/2014	SW	Q	I	01	199,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HAMPTON MATTHEW A &						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0		6.50	100	2014	2014	3	94	7,136	

BLD DATE		03/03/2023	NW	LGL DATE	
XF DATE				LAND DATE	04/03/2025
INC DATE				AG DATE	MLU
97090 BLUFF VIEW CIR, YULEE					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2014] W2 U2 L2 W6 D2 L2 W2 FSP=[YR=2014] W12 S11 E12 N11\$ S11 W12 N11 W23 S45 FGR=[YR=2014] S20 E21 N20 W21 \$ E27 FOP=[YR=2014] S2 E10N2 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E14 N45 \$.											

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