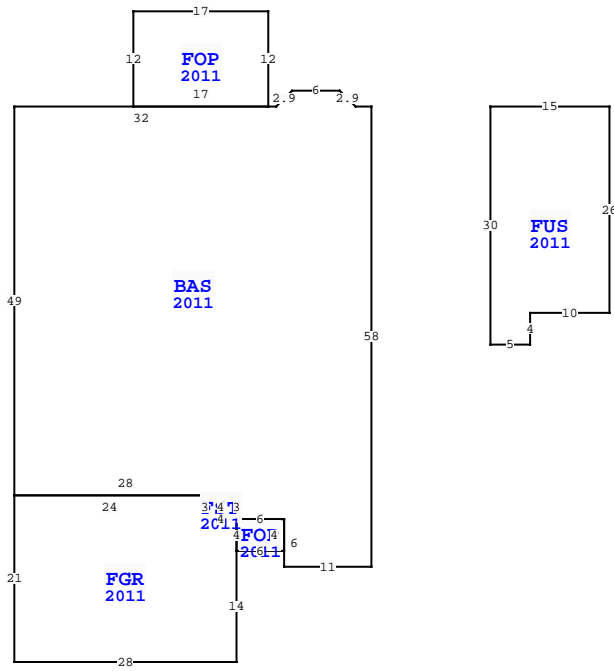


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	70		
Exterior Wall	16	WD FR STUC	30		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3	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	2,338	100	2011	2,338	251,369
FGR	576	55	2011	317	34,083
FOP	24	30	2011	7	753
FOP	204	30	2011	61	6,558
FST	12	55	2011	7	753
FUS	410	100	2011	410	44,081
TOTALS	3,564			3,140	337,595

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0		359,718	2011	2011	0	0	6.15	93.85
					Heated Area: 2748						
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			337,595
TOTAL MARKET OB/XF VALUE			4,781
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			467,376
SOH/AGL Deduction			70,567
ASSESSED VALUE			396,809
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			396,809
TOTAL JUST VALUE			467,376
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			426,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25126	CO ISSUED	0	01/17/2012
M16638	H/AC	0	10/01/2011
E23815	NEW CONSTR	0	09/01/2011
P14991	NEW CONSTR	0	09/01/2011
B25126	NEW CONSTR	303,801	09/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2419/1128	12/21/2020	WD Q	Q	I	01	365,000
GRANTOR: ANSTETT JOHN A & RACH						
GRANTEE: RAYBURN MARK ODELL						
1961/1706	1/16/2015	WD Q	Q	I	01	246,000
GRANTOR: BASCARA CHRISTOPHER A						
GRANTEE: ANSTETT JOHN A & RA						

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	0	0	1,216.00	SF	4.00	4.00	100	2011	2011	3	91	4,426	
2	0810	CONCRETE A	0	0	20	60.00	SF	6.50	6.50	100	2011	2011	3	91	355	

97046 BLUFF VIEW CIR, YULEE	BLD DATE	03/03/2023	NW	LGL DATE	
	XF DATE			LAND DATE	04/03/2025
	INC DATE			AG DATE	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2011] W2 U2 L2 W6 D2 L2 W1 FOP=[YR=2011] N12 W17 S12 E17\$ W32 S49 FGR=[YR=2011] S21 E28 N14 FOP=[YR=2011] E6 N4 W6 S4\$ N4 FST=[YR=2011] N3 W4 S3 E4\$ W4 N3 W24 \$ E28 S3 E6 S6 E11 N58\$ PTR= E15 FUS=[YR=2011] E15 S26 W10 S4 W5 N30\$ W15\$.											

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	0	0003	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							